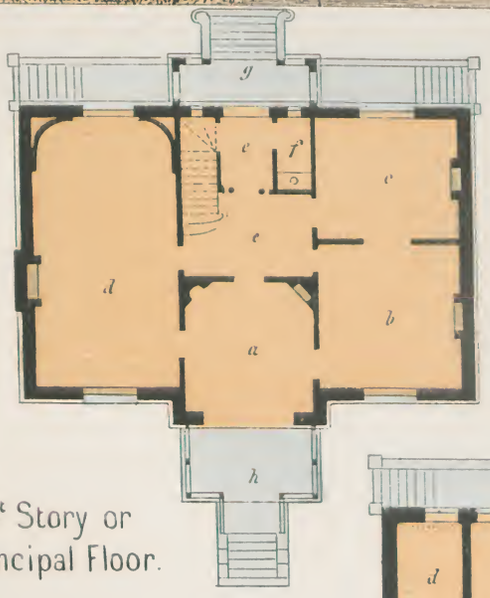
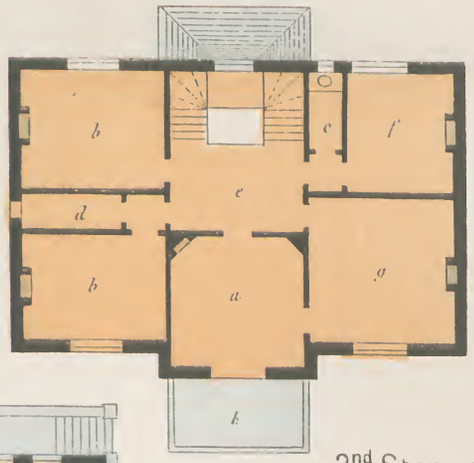
O. Byrne

James O'Byrne.

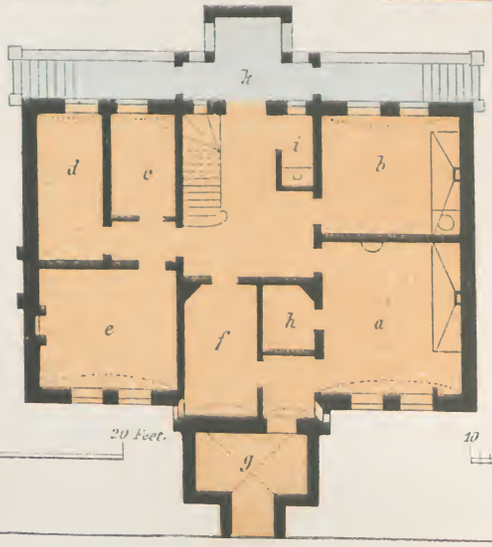
Front Elevation.



1st Story or
Principal Floor.



2nd Story or
Chamber Floor.



Basement.

Scale of Elevation

Scale of Plans

DESIGN FOR A VILLA (GERMAN) PL.I.

SUBURBAN & RURAL ARCHITECTURE.

BRICK, STONE, CONCRETE, & FIREPROOF.

EDITED BY

E. L. BLACKBURNE, F.R.I.B.A.

LONDON.

Basement.

DESIGN FOR A VILLA (GERMAN) PL. I

SUBURBAN & RURAL ARCHITECTURE.

BRICK, STONE, CONCRETE, & FIREPROOF.

EDITED BY

E. L. BLACKBURNE. F. S. A. ARCH.T.

&

Messrs, SHAW & LOCKINGTON.

LONDON.

JAMES HAGGER 67 Paternoster Row.

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DESIGN No. 1.

A VILLA—GERMAN.—

(*Plate* 1.)

This design, with which we commence our series, represents a Villa of the German type, suitable either for a Suburban or more strictly rural locality; and arranged for the accommodation of a family of the better middle class. Its foreign characteristics are more particularly marked, perhaps, in the casemented windows, and in the Verandah and entrance therefrom, which, however, may be viewed strictly as subservient to the principal one, placed in the opposite, or rear front, an arrangement, as respects the position of the latter, equally applicable and convenient to English requirements, where the Villa may stand detached in its own grounds.

As regards the plan and its general disposition in other respects, the same has been considered more exactly with reference to English wants and usages. In the elevation the German or foreign element has been retained so far as to give a sufficient title to such a character.

The house, as will be seen in the Plate, consists of three stories, viz.: a Basement, Ground, and One Pair, or Chamber story, with Attics in the roof, lighted from either Gable. The central portion of the front, shewn in the elevation, is projected slightly to break the face for relief and shadow. A to some extent corresponding feature, but continued less high, that is to say, only the height of the Ground Story, would be formed by the Entrance Porch, or Portico, of the opposite front, the roof of which, shewn on the chamber plan as hipped, might be gabled to match the other Gables.

The material for the fronts might be white, red, or grey stock bricks, the Quoinings, Dressings, &c. formed either in stone, or with Cement. The Verandah and connected woodwork should be oak-varnished, and such would be a good and lasting material for the casements, or Mahagony might be adopted. Lead should be the covering of the Verandah, and green Westmoreland slates for the roof, or the latter might be alternated with purple or dark blue slates in bands, or patterns, where a colored effect was desired.

As respects accommodation, the BASEMENT, 8 ft. 6 in. height, contains:

a The kitchen 16 ft. 0 in. by 15 ft. 0 in.

b Scullery 15 ft. 0 in. by 12 ft. 0 in.

c Wine cellar.
d Beer do.
e Servants' Room 15 ft. 0 in. by 12 ft. 0 in.
f Pantry.
g Coals and fuel.
h Closet for Kitchen stores, &c.
i Servants' W. C.
k do. Entrance beneath Porch, and steps thereto.

On the GROUND or PRINCIPAL STORY, 12 ft. high, there is:—

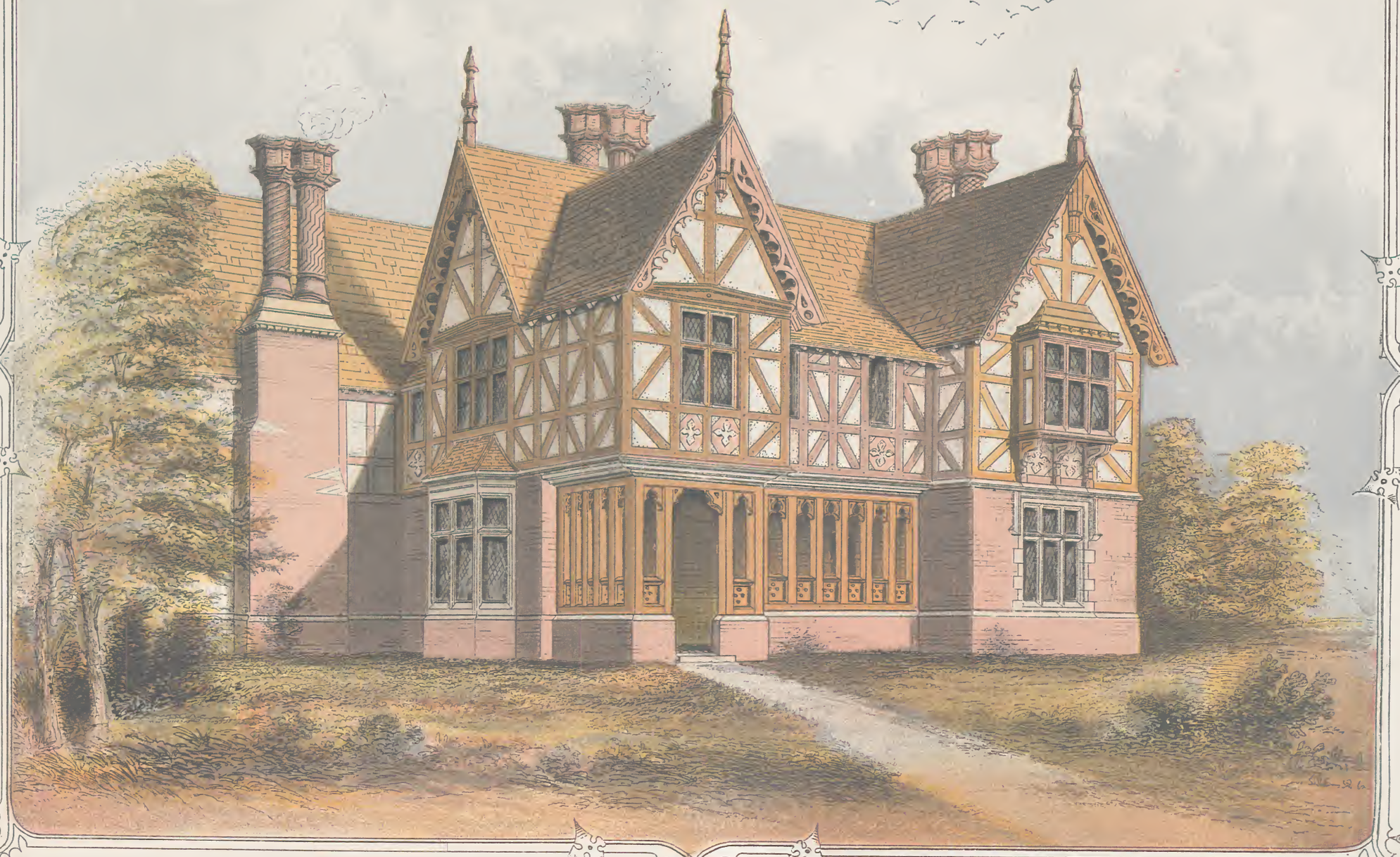
a An ante Room, Library, or Music Room 14 ft. 0 in. by 14 ft. 0 in. opening from the front Drawing Room.
b & *c* Drawing Rooms respectively 15 ft. 0 in. by 15 ft. 0 in. and 15 ft. 0 in. by 13 ft. 0 in.
d Dining Room 28 ft. 0 in. by 15 ft. 0 in.
e e Inner Hall and Staircase, and Vestibule with
f W. C.
g Entrance Porch or Portico.
h Verandah and steps to garden from Music Room.

On the SECOND STORY, or CHAMBER FLOOR, 10 ft. high:—

a Morning Room 14 ft. 0 in. by 14 ft. 0 in.
b b Bed Rooms, respectively 15 ft. 0 in. by 13 ft. 0 in. and 15 ft. 0 in. by 11 ft. 0 in.
c W. C. for Chamber floor.
d Linen or Housemaid's closet.
e Landing and stairs to Attics.
f Bath Room 12 ft. 0 in. by 11 ft. 0 in.
g Nursery 15 ft. 6 in. by 15 ft. 0 in.
h Balcony over Verandah.

In the Attic Story three servants' Bed Rooms are obtainable with good light from the fore and side fronts respectively.

Of the detail of the more ornamental portions of this design, such as the woodwork of the Verandah, Gables, and Windows, &c., we shall hereafter have occasion to give exemplification in dealing with the like introductions in one or two other cases.



Design for a Villa (detached). - English Domestic Gothic. Pl. 1.

DESIGN No. 2.

VILLA—DETACHED—ENGLISH DOMESTIC GOTHIC.

(*Plates* 1, 2, 3, 4 & 5).

This Design, a perspective view of which is given in Plate 1, exhibits, as respects external treatment, the characteristics of the English half-timbered house, more particularly of the 15th and 16th centuries, with the interlaced framework, ornamental gables, and brick chimnies; so conspicuously features in the erections of that period.

This style, owing its origin to an abundant supply and the common use of wood in domestic edifices throughout the middle age, may be considered to be especially associated with the idea of an English rural Villa as well from the force and prevalence of example, as from the fact that in a wooded country such as England once was, it would express the natural and readiest method of construction. The "goodlie frames of timber" were anciently, as respects England, proverbial, and the proper application of the principle in modern practice, is capable of producing results that cannot fail of being agreeable.

It is to be observed, that the modes of construction adopted in ancient examples of this kind vary according to age and locality. In some of the earlier residences the whole structure is of timber-frame filled in with a compost of plaster laid upon lath or reed: in others the interstices are filled with stone rubble, the timber resting on a lower story, sometimes a mere plinth, or base, of stone more or less carefully worked. In others, and later as to period, brick is frequently used for the lower story of the building, and the spaces between the timbers in the upper filled also with brick; the timbering in each of these cases being usually left exposed to sight. In still later example the main timbering, such as the angle posts, heads, and cills, are alone left, the rest being covered with plaster formed into panels and enriched with ornamentation in low relief, and the latter practice has continued in some part of the country almost to the present day.

It is unnecessary to say that that which professes to exhibit a timber construction should be really one in all its essential points. Under this impression it will be seen on reference to the detail, plate 4, that the upper story of the design is constructed of studwork, as it is called, the spaces between which may be either filled in with brick or left hollow. Their outside faces in the first case being covered, technically rendered, with rough cast of lime and gravel, and the interior surfaces with ordinary plaster rendering; and in the next, lathed and rough cast on the outside, and lathed and plastered in the ordinary manner inside.

In most situations the first mentioned mode of construction would be found sufficiently to answer the modern idea of warmth and protection from weather. Rough cast over brick,

if properly executed, is fully sufficient for this purpose, and the timber where exposed might be preserved from damage by several artificial processes; and further protected by varnish or other coating of like sort.

The lower story of the design is, as will be seen in the view, represented to be of brick. If a good deep red color this material applied as here shewn is very effective. In stone districts the lower story might be of this latter material, with equal propriety, both with reference, as before noticed, to example and correct taste.

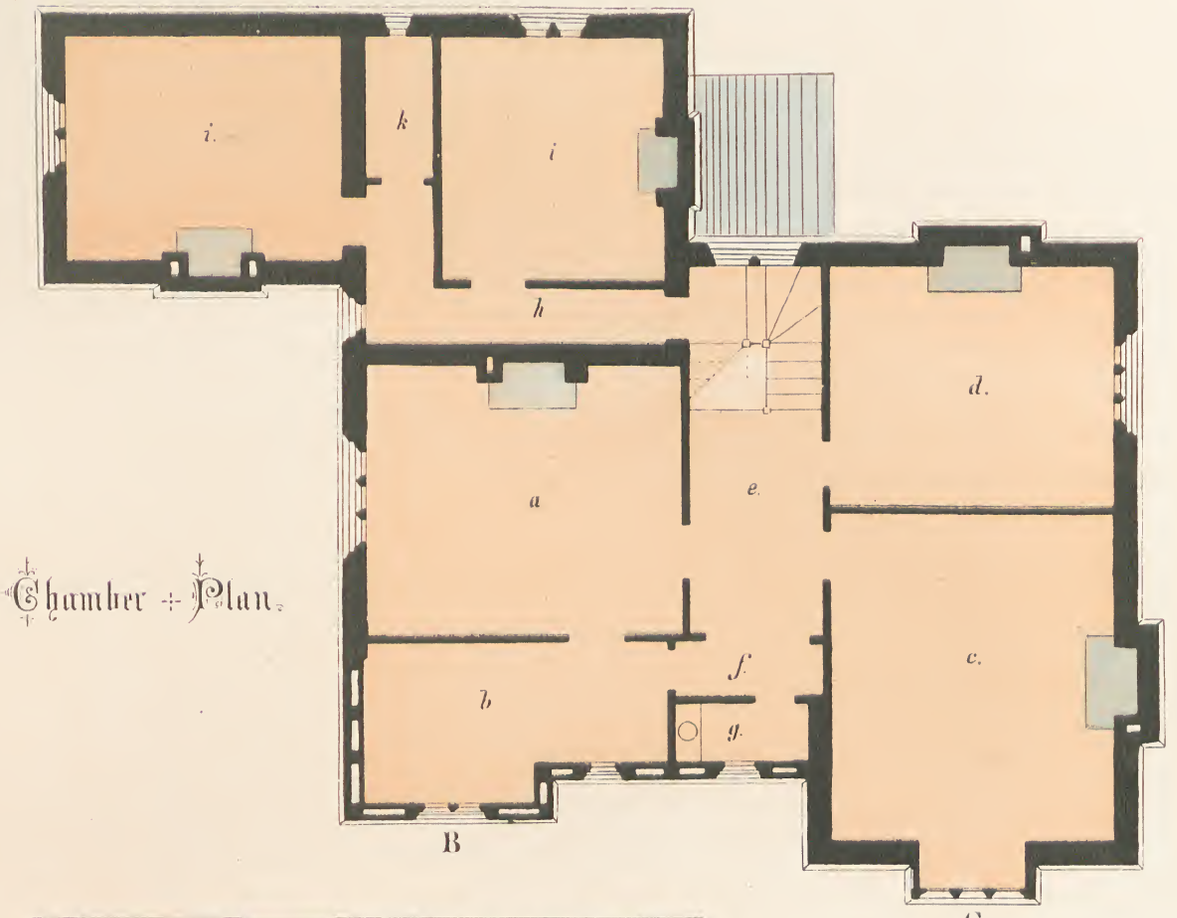
Plate 1, as before observed, gives the general idea of the Design, the view being that of the principal or entrance Front, and will sufficiently speak for itself.

Plate 2, exhibits the plans of the Ground and Chamber floors. In the FIRST or GROUND FLOOR; 10 ft. 6 in. high, is—

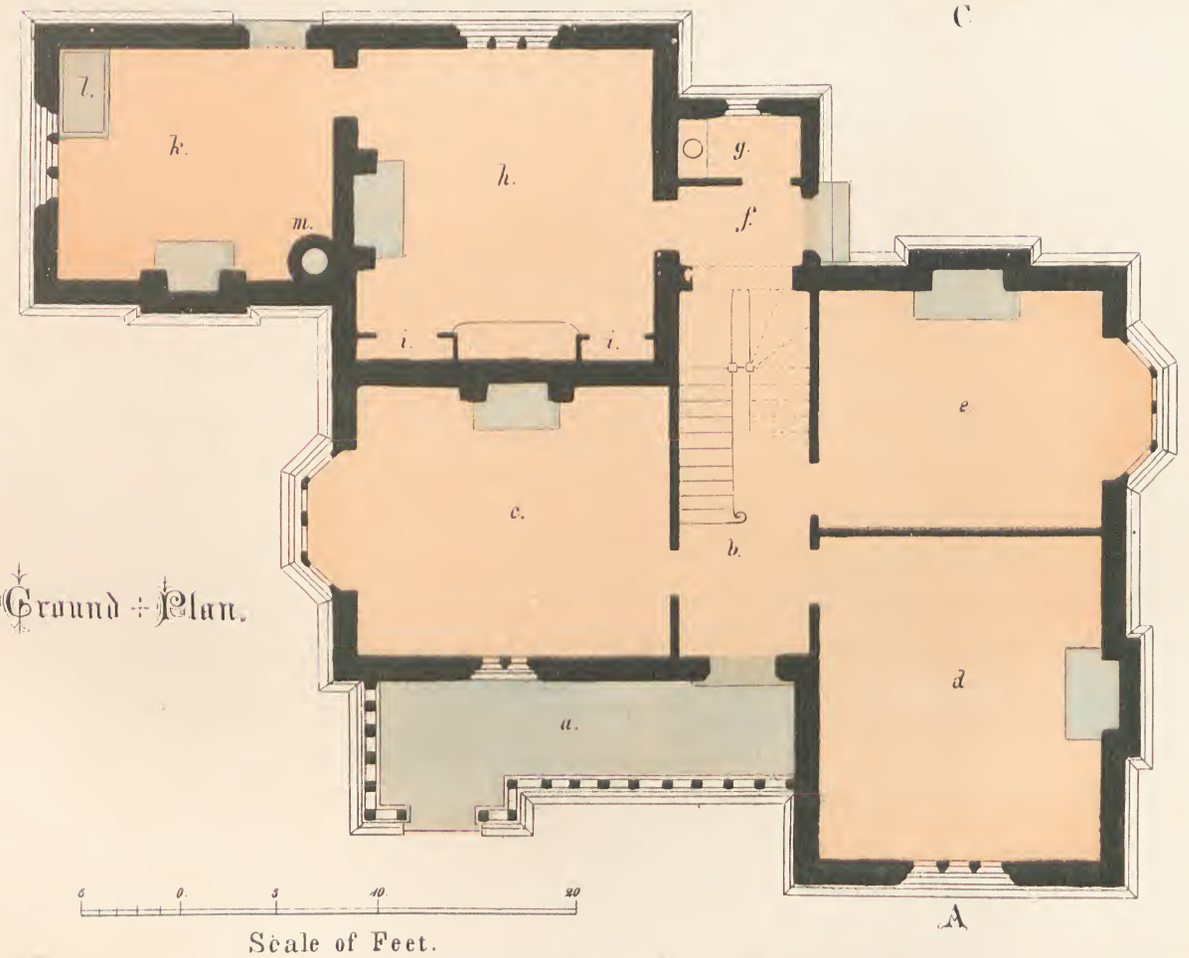
a The Porch and continuous enclosure or Cloister leading to the front entrance.
b Hall and Staircase.
c Dining Room, 16 ft. 0 in. by 14 ft. 0 in.
d Drawing Room, 17 ft. 0 in. by 14 ft. 0 in.
e Breakfast Room, Library, or Music Room, 14 ft. 0 in. by 12 ft. 0 in.
This room might be connected with the Drawing Room by folding doors so as to be thrown together when desired.
f Back entrance to garden.
g W. C.
h Kitchen, 10 ft. 0 in. by 14 ft. 0 in., with
i i Closets each side of dresser.
k Scullery, 14 ft. 0 in. by 12 ft. 0 in., with
l & *m* Sink and copper.
From this scullery there is entrance from the servants' yard behind.

On the CHAMBER FLOOR, 9 ft. 0 in. high, there is:—

a Best Bed Room, 16 ft. 0 in. by 14 ft. 0 in., with
b Dressing Room attached, occupying the space over Porch and Cloister.
c & *d* Other Bed Chambers, respectively of the size of the two rooms below them.
e Landing of the staircase, with Linen or China closet thereon.
f Lobby.
g Water-closet Chamber floor.
h Passage from staircase to Servants' Rooms.
i i Servants' Bed Rooms, respectively 13 ft. 0 in. by 11 ft. 0 in. and 14 ft. 0 in by 12 ft. 0 in.
k Housemaids' closet.



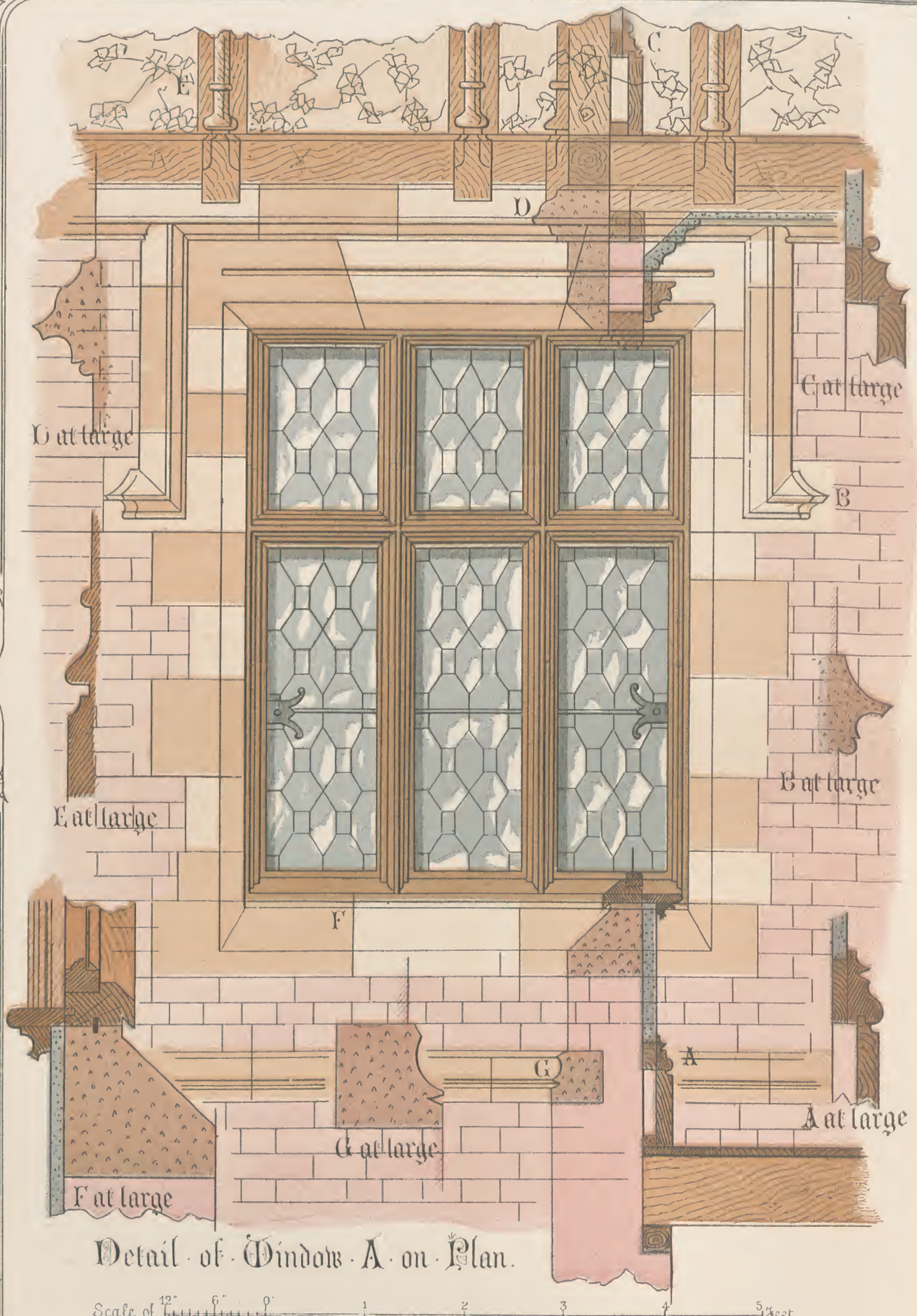
Chamber Plan.



Ground Plan.

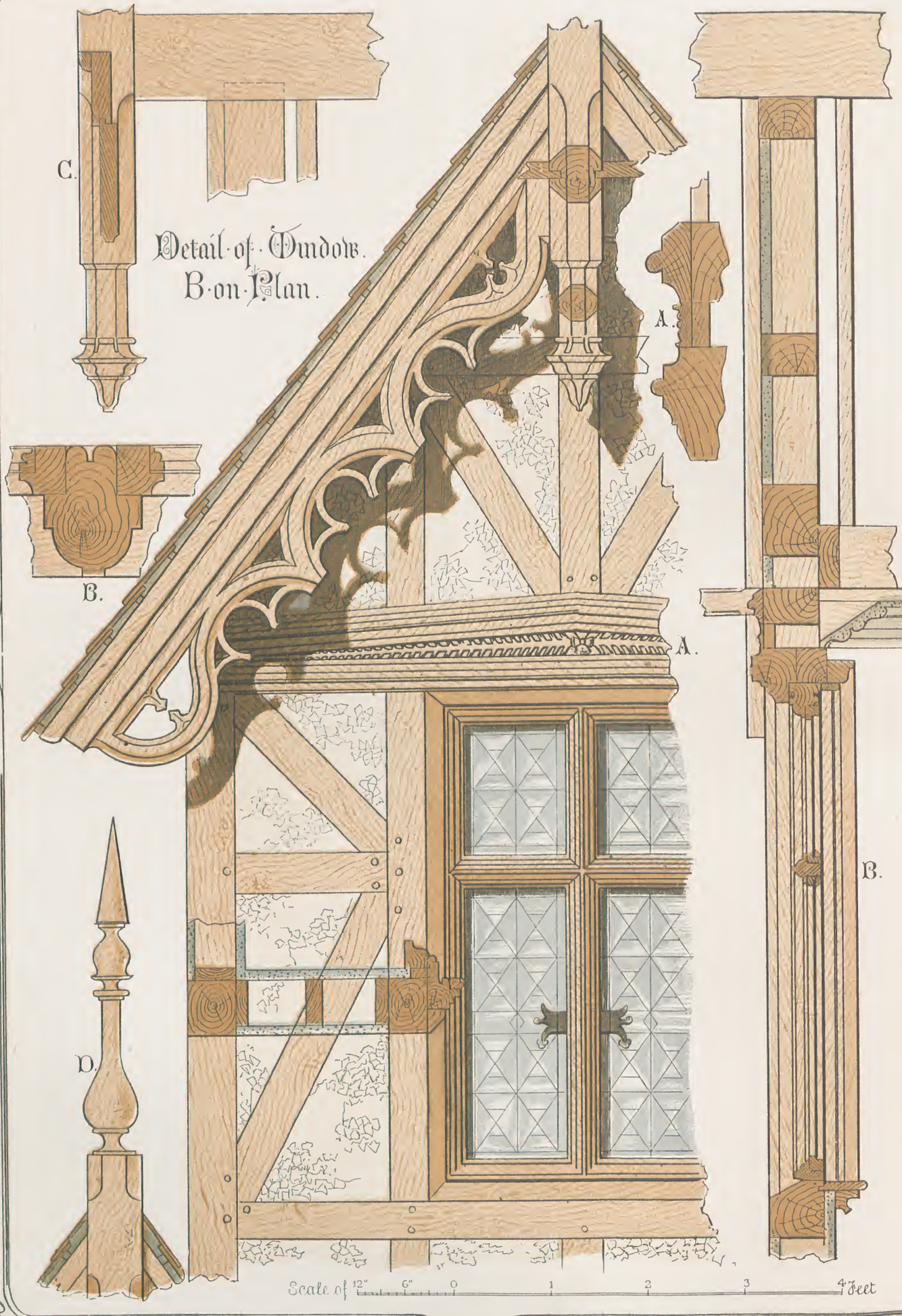
Scale of Feet.

A Villa (detached). English Domestic Gothic. Pl. 2.



Detail of Window A on Plan.

Design for a Villa (detached). - English Domestic Gothic. - Pl. 3.



Design for a Villa (detached).- English Domestic Gothic.- Pl. 4.

It is unnecessary to remark that the dimensions of the several rooms here given may be increased where it may be desired, the same proportions relatively and otherwise, being retained.

Plate 3, shews an enlarged elevation of the window marked *A* on the Ground plan, given in plate 2; being the front window of the Drawing Room, with details of its several parts and of the finishings, &c. connected therewith.

The letters of reference on the Plate apply jointly to these parts and to the enlarged detail of the same.

A & *A* shews the skirting molding of the room as seen in a section taken through the front wall, and likewise in its enlarged form.

B & *B* in like manner the label termination and its enlarged section.

C & *C* the skirting molding of the Bed room above.

D & *D* shews the string molding above the window in connection, as in the case of *A A*, with the section through the front wall, and also in its enlarged form.

E & *E* exhibits the base of the brackets supporting the projecting window of the front Chamber above, as seen in elevation, and its section at large.

F & *F* shews, in the same manner, the stone cill of the window opening, in elevation and in enlarged section, with the oak cill of the casement and its window board and connected finishings.

G & *G* is the section of the base, or plinth molding which surrounds the building.

The scale of the enlarged details is in each case twice that of the Elevation.

Plate 4 gives, as in the case of Plate 3 just described, an enlarged elevation and a section and details of the window marked *B* on the Ground Plan, Plate 2, being that which lights the Dressing Room and appears in the perspective view over the entrance to the Porch, with the ornamental verge board and pinnacle, &c. above.

As in the last plate the same letters of reference apply to elevation and detail.

A & *A* refer to the carved framing over the window head and the section thereof given to a larger scale above.

B & *B* refer in like manner to the transom and mullion of the window and its enlarged plan or horizontal section.

C shows the side view, or profile, of the pendant portion of the pinnacle, with a section through the verge board where the latter abuts against it, and the connection of the ridge with the same.

The plan of the pinnacle and the junction of the verge board with it is shewn on the elevation.

D exhibits the upper portion of the pinnacle in enlarged elevation.

The section of the ornamental verge board is a fillet and hollow. The latter worked as tracery in the usual manner.

PLATE 5 gives further detail, viz.: that of the projecting window of the front Bed Room *c* in Chamber plan. The window is wholly formed in timber as will be seen in the plate, which shews the front elevation of one half and a transverse section through its centre, with the principal moldings, &c. in detail. Of these

A shows the battlemented finish of the roof of the window at *A* in enlarged Section.

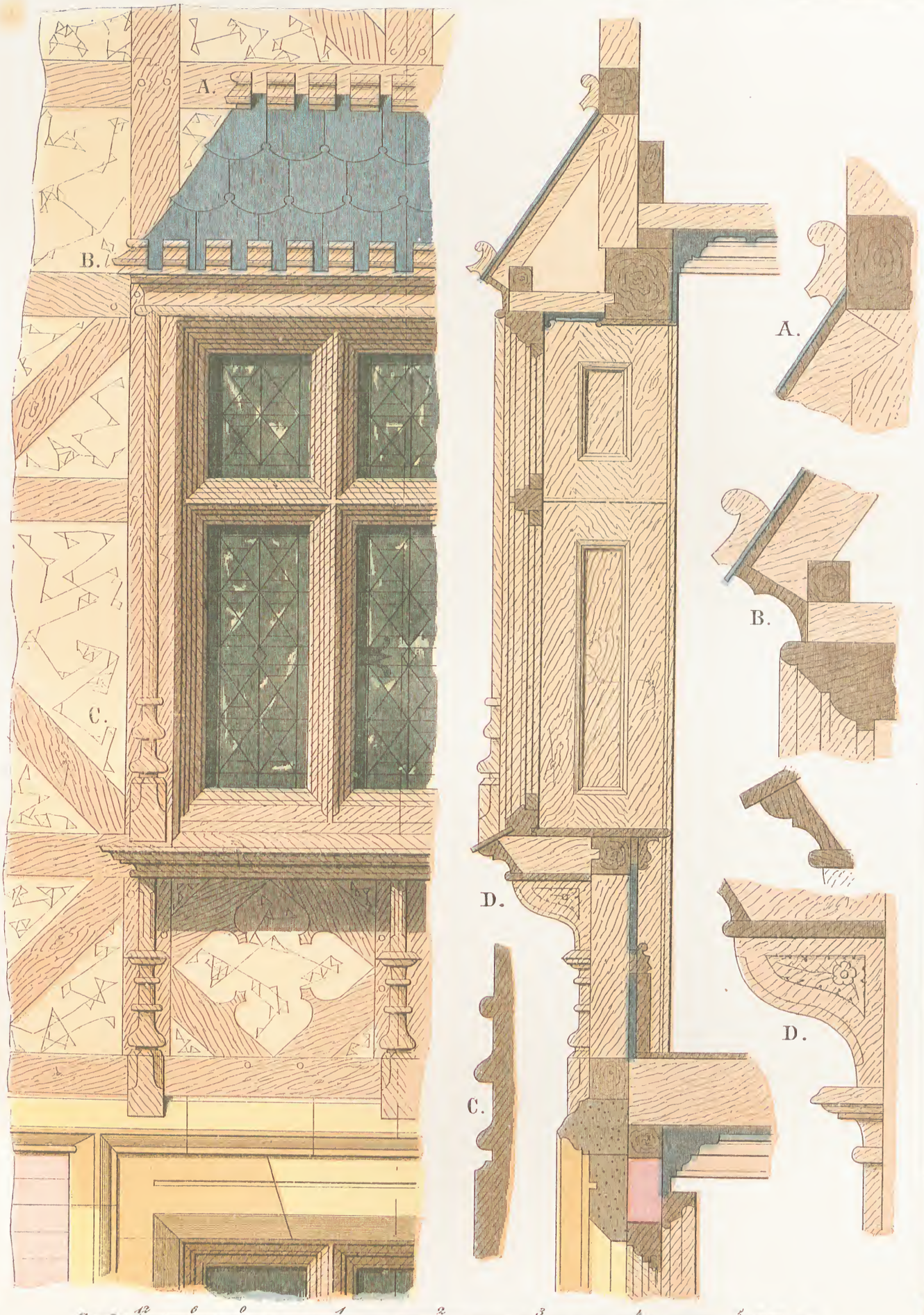
B the cornice molding of the same.

C the section of the base of the shafts *C* on Elevation and Section, and

D the enlarged section and side view of the carved brackets which support the cill of the window, and their connected shafts and moldings, &c.

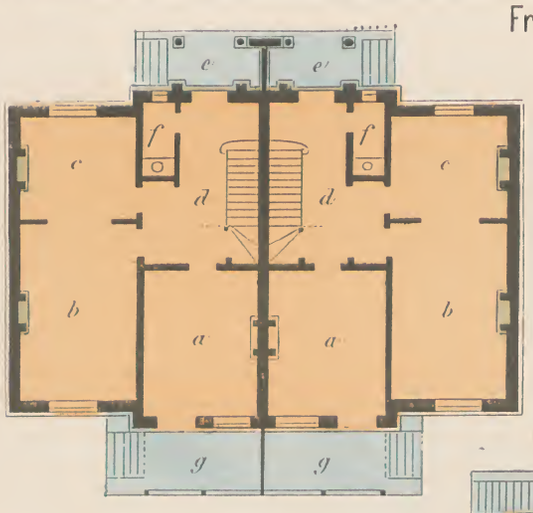
The casements and their detail will be the same as those of Plates 3 and 4. Shutters, if desired, may be hung to fold into proper boxings formed in the projection of the sides; or framed linings as shown on the plate may be adopted in their stead.

The scale of the details on this plate is twice that of the elevation and section.

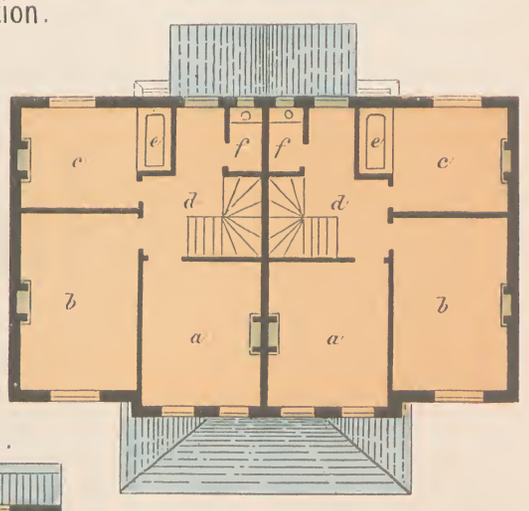


A Villa (detached) English Domestic Gothic Pl.5.

Front Elevation.

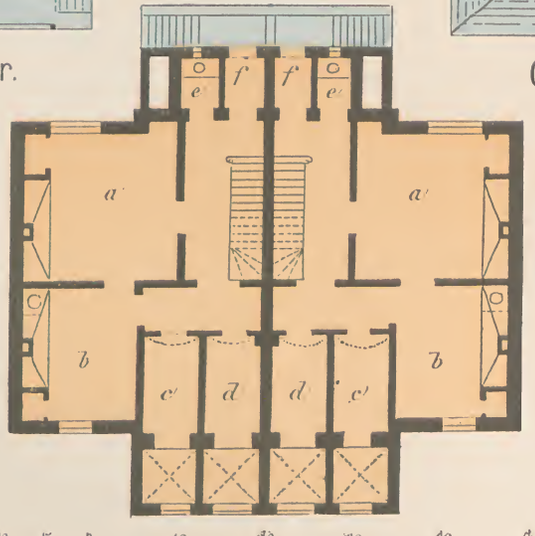


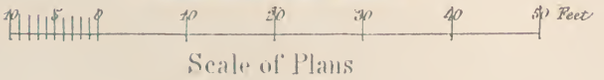
Principal Floor.



Chamber Floor.

Basement.





Scale of Plans

DESIGN FOR A SEMI-DETACHED VILLA-GERMAN. PL.I.

DESIGN No. 3.

A SEMI-DETACHED VILLA—GERMAN.

(*Plate* 1 & 2.)

This design represents a pair of conjoined, or what is termed semi-detached, Villas of German character, and in this respect similar to the Design No. 1, but differing so far as to be in reality two houses under the general appearance of one.

With reference to the elevation it will be seen that the same consists of a slightly projected central portion, and two wings, each answering to the interior division as regards the breadth of the rooms; a central wall forming the separation between the two houses. The central portion is gabled to the front, and the sides are also gabled to afford means of lighting the rooms formed within the roof, if it should be desired to use this space as an Attic story. A Verandah extending the length of the centre gives a means of reaching the gardens from the front rooms without passing across the Hall to the principal entrance, which, as in Design No. 1, is placed in the rear front of each house where it takes the shape of an open portico or Porch, beneath which is the entrance to the Basement story containing the domestic offices.

As respects the material the Design, as represented in the plate, assumes a cement facing on brick with stone strings, cills, &c., but white brick would be generally applicable, in which case the window and doorheads, &c. might be formed either by stone lintols or by straight arches of brick with key and springing stones. Slate is the material shewn for the roof covering.

As regards accommodation each house contains on the

BASEMENT STORY:

a Kitchen 17 ft. 0 in. by 16 ft. 0 in.

b Scullery 15 ft. 0 in. by 13 ft. 0 in. with closet on one side of fireplace as in Kitchen and copper on the other.

c Pantry, *d* Cellar } vaulted.

e Servants' Water-closet.

f do. Entrance and steps thereto.

ON THE GROUND OR PRINCIPAL STORY (11 ft. 0 in high):

a Dining Room, 17 ft. 0 in. by 15 ft. 0 in. opening unto the Verandah and thence to the garden.

b Drawing Room, 20 ft. 0 in. by 14 ft. in.

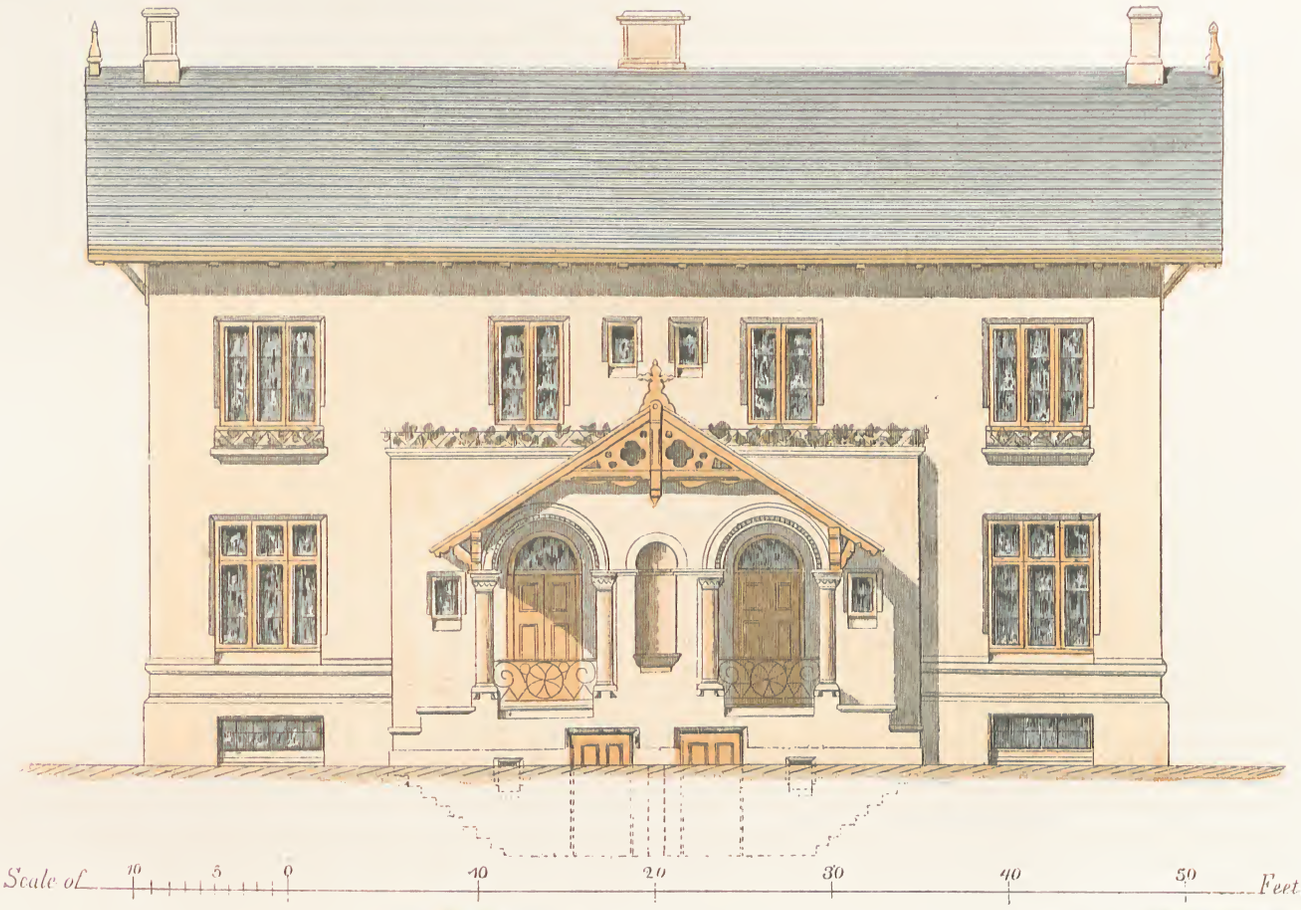
c Breakfast Room, Music Room, or Parlor, 14 ft. 0 in. by 12 ft. 0 in.
d Entrance Hall and Staircase.
e Portico and Main Entrance.
f Water-closet.

ON THE FIRST OR CHAMBER FLOOR (10 ft. 0 in. high):

a Bed Room, or Nursery, 17 ft. 0 in. by 15 ft. 0 in.
b Best Bed Room, 20 ft. 0 in. by 14 ft. 0 in.
c Bed Room, 14 ft. 0 in. by 12 ft. 0 in. with bath.
d Landing and stairs to upper floor.
f Water-closet for chamber floor.
In the roof two good Attics are obtainable.

PLATE 2 gives a portion of the back front, shewing the entrance Porch at large and sundry other details.

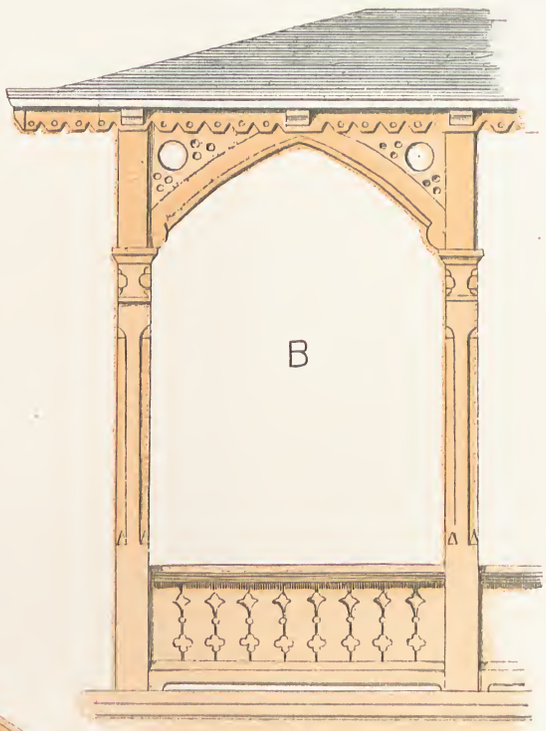
A The entrance Portico in elevation.
B B Portions of the Verandah.
C a portion of the Verge Rafter and collar tye with its ornaments.



Scale of 10 5 0 10 20 30 40 50 Feet

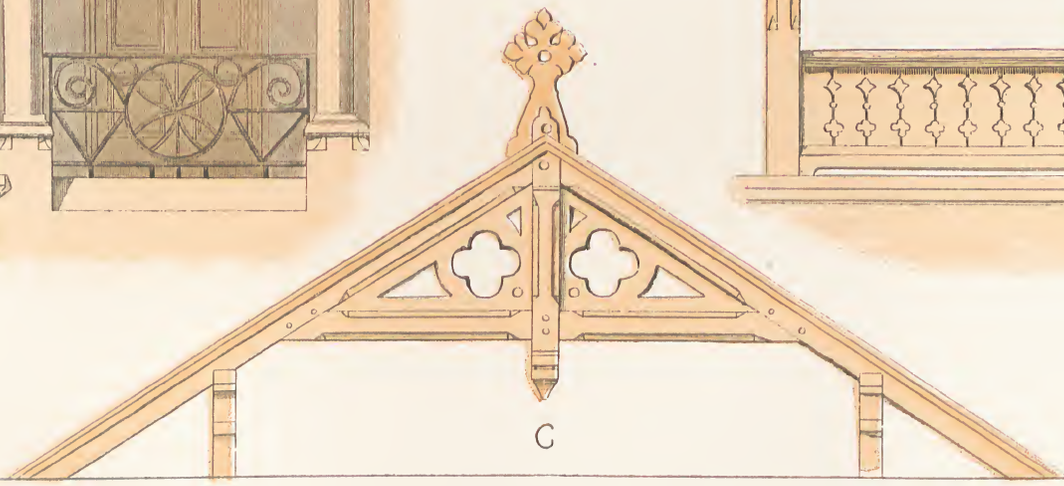
Back Elevation.

A



B

Scale to Details
¾ inch = 1 foot



C

A SEMI-DETACHED VILLA-GERMAN PL II.

A detached Villa - French Gothic. Pl. 1.

DESIGN No. 4.

A DETACHED VILLA—FRENCH GOTHIC.

(*Plates* 1, 2, 3 & 4.)

The perspective view which forms Plate 1 of this Design, shews the western and southern fronts of a Villa in the style called French Gothic; the former being the entrance front and the latter that looking towards the garden. As will be seen, the main façade is formed by the projected southern portion of the building and its connected Tower or turret—the lower story of which acts as a Porch—and by an extension running northward at right angles therefrom, containing the Dining Room and other apartments, and ending in the Kitchen, seen as a lower building on the left of the view. Above the Porch, the space corresponding with its size is continued up as a Tower, forming a Dressing Room on the first, or Principal Chamber, floor, and a large closet for the storeage of china or linen on the Attic story; and finishing in a louvre for air and light to the closet, capped with a spirelet; a feature which in a corresponding shape is very usual in French houses and other buildings.

The Kitchen, as will be seen, is roofed after a fashion also very prevalent in French architecture, and finishes with a perforated louvre for speedy emission of the heated air of the room; more readily got rid of by the open timber roof, or some such means as this, than by the windows, considering that the latter can hardly be placed sufficiently high without loss of light to the lower parts of the room.

With respect to the accommodation afforded, the design shews a Ground and One Pair stories, with rooms in the roof over the main portion of the building. There is no under ground or Basement story; the offices being on the same level as the principal one, or "*rez de chaussée*" of French houses.

On this latter, that is to say—

On the GROUND STORY, in height say 11 feet,—shown in Plate 2,—there is:—

A The entrance Porch, opening from beneath the Tower on to the lawn and general approach.

B Hall and Staircase, with *T* lower Water-closet.

C Dining Room 16 ft. 0 in. by 14 ft. 0 in.

D Drawing Room 19 ft. 0 in. by 14 ft. 0 in. with projecting Bay looking upon the gardens.

E Parlor, Study, or Breakfast Room 15 ft. 0 in. by 14 ft. 0 in.

F Passage to Terrace and back garden entrance, and to servants' Offices.

G Terrace.

H Kitchen 14 ft. 0 in by 14 ft. 0 in.—or of greater size if required.

I Yard, with *a* and *b* Chaise House and Stable.

K Scullery with sink and copper.

LMNO respectively, Dairy, Pantry, Coal-cellar and Oven.

P Servants' Water-closet.

Q Dust.

On the ONE PAIR or PRINCIPAL CHAMBER FLOOR, see also Plate 2—say 9 ft. 6 in. high, there is:—

R A Bed Room 14 ft. 0 in. by 13 ft. 0 in. with an attached Dressing Room *V*, occupying the Story immediately over the Porch.

S Housemaids' closet with sink, etc.

TT Principal Water-closet and servants' do. for chamber floor.

U Landing and Stairs to upper story or Attics.

W Best Bed Room 14 ft. 0 in. by 13 ft. 0 in. with projecting Bay over that of the Drawing Room below, and

X Dressing Room attached.

Y Spare, or Bachelor's, Bed Room 14 ft. 0 in. by 11 ft. 0 in.

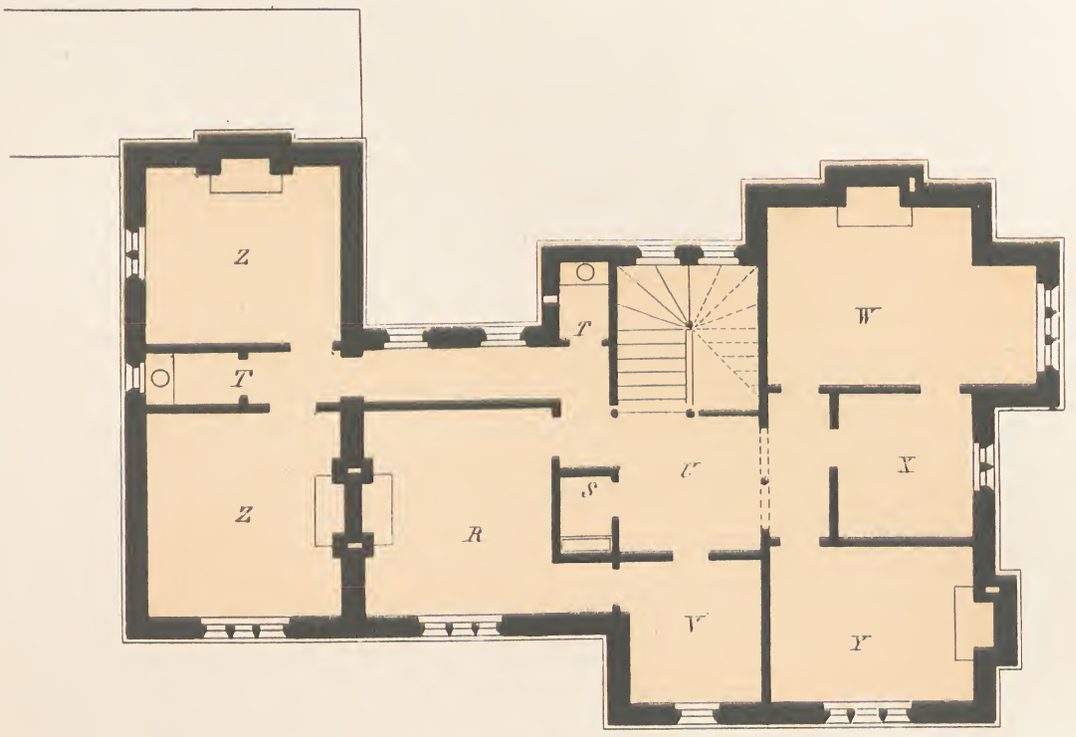
Z Nurseries', Day and Night, or Servants' Bed Rooms, respectively 14 ft. 1 in. by 14 ft. 0 in. and 14 ft. 0 in. by 12 ft. 0 in.

In the roof, forming an Attic story, the Linen or China-closet would occupy the space over *V*. Over *R* would be a Bed Room lighted from the front by the dormers shewn in the view, and over *W*, *X* and *Y* might be two other large or three smaller rooms, lighted from the front and back and also at the side.

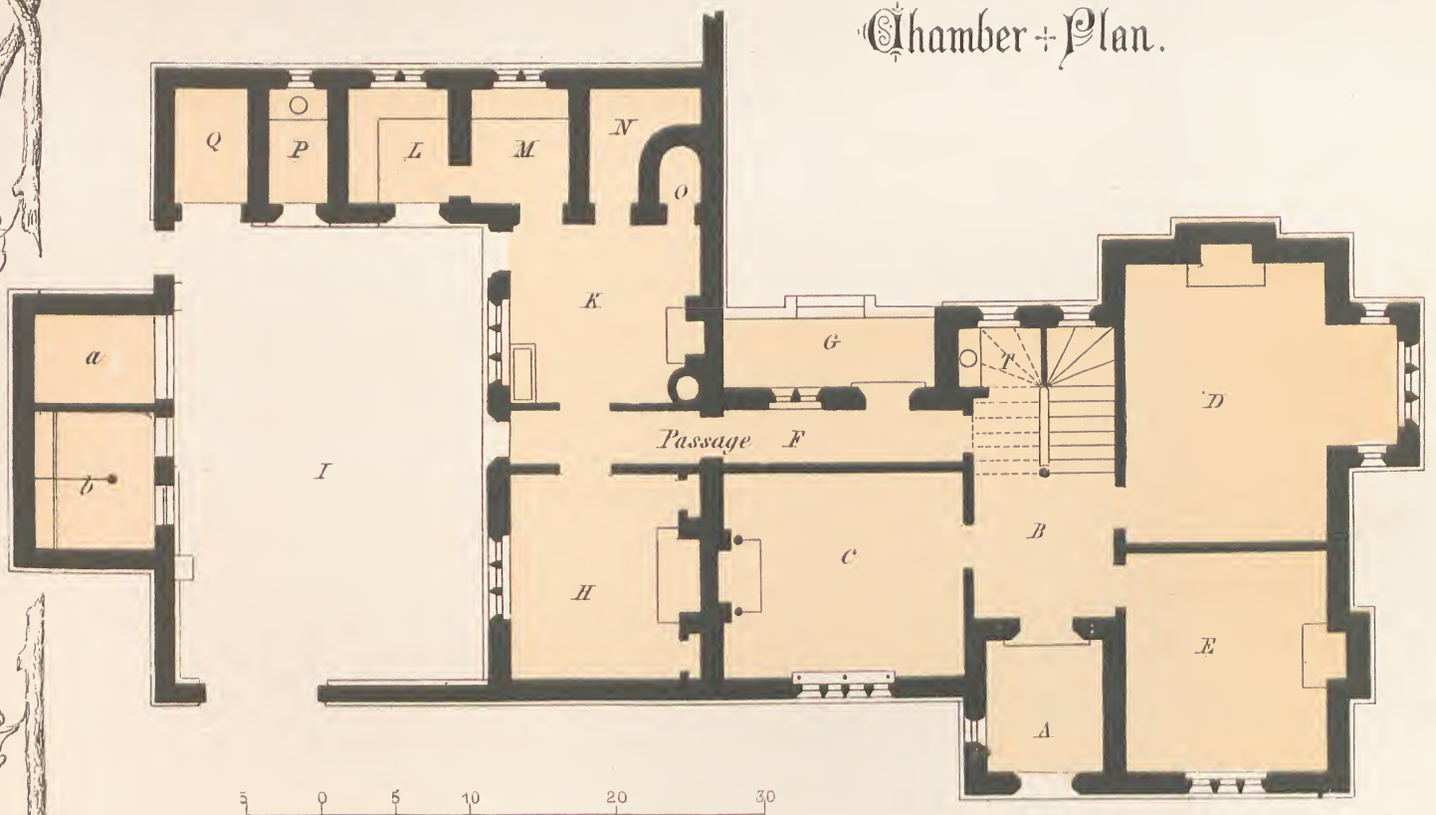
The general features and arrangements of this Design being thus shewn, Plates 3 and 4 will exhibit the detail of some of the principal component parts.

The first, or Plate 3, gives the necessary detail for the execution of the Porch entrance and of the window and niche above; and in the second, or Plate 4, the similar detail of a two-light window on the chamber floor, and of one of the dormers, with portions of the ornamental iron and lead-work of the finials, &c.

To these severally the references on the plates will be a sufficient direction and at the same time afford all requisite explanations. It will be unnecessary, therefore, to recapitulate in this respect here.



Chamber Plan.

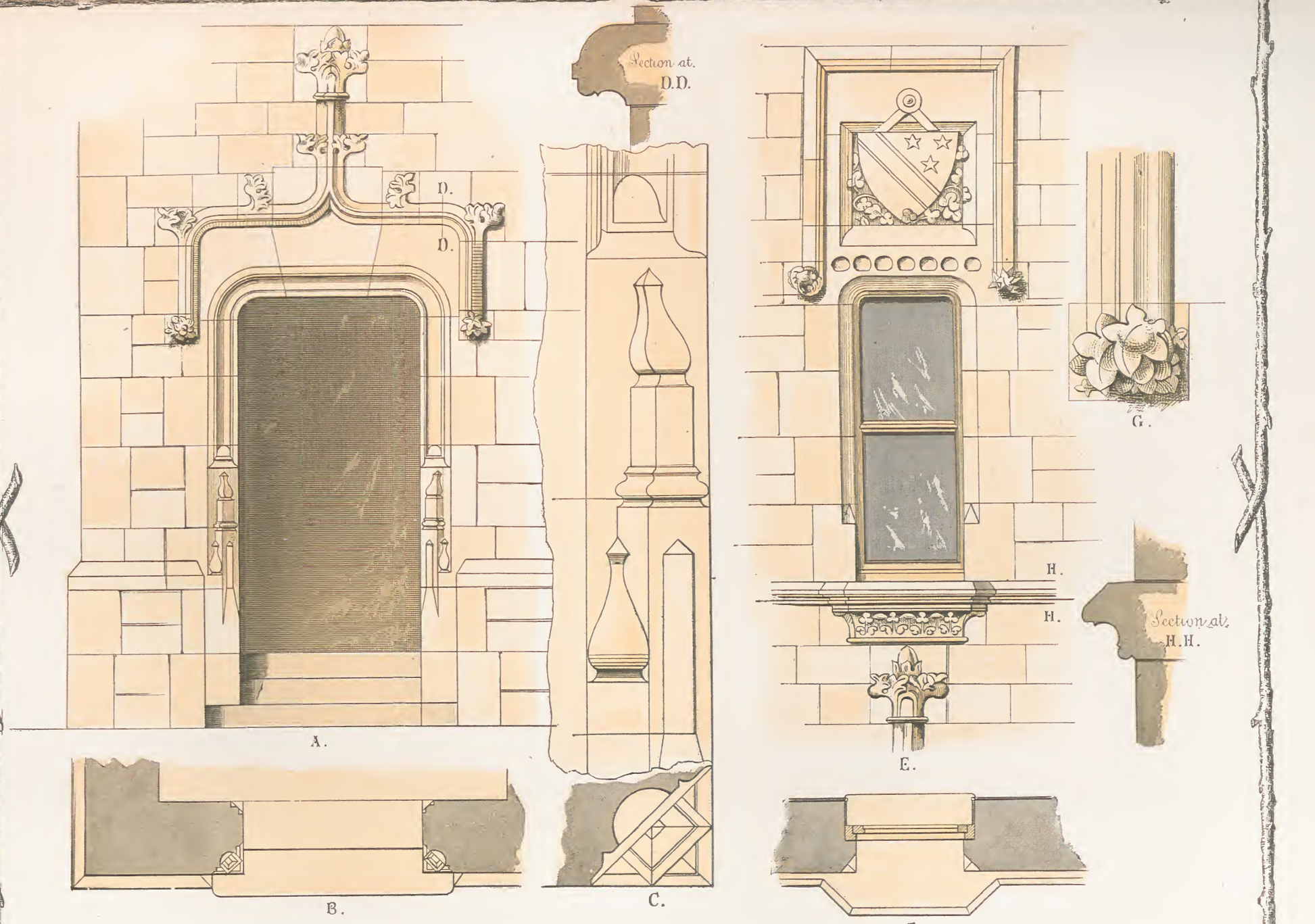


5 0 5 10 20 30

Scale of Feet.

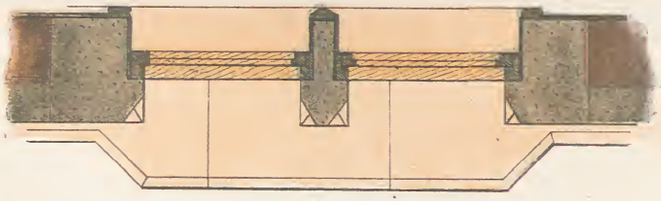
Ground Plan.

Design for a Detached Villa. French Gothic. Pl: 2.

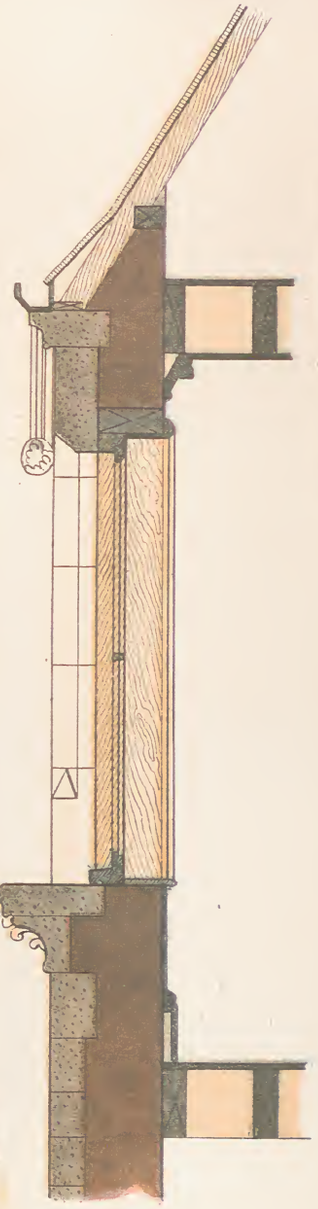


Design for a Detached Villa. French Gothic. Pl. 3.

A.

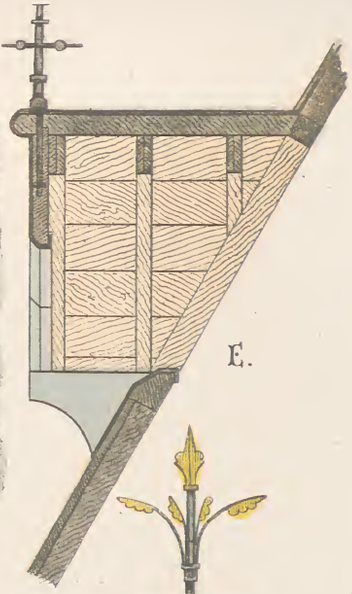


B.

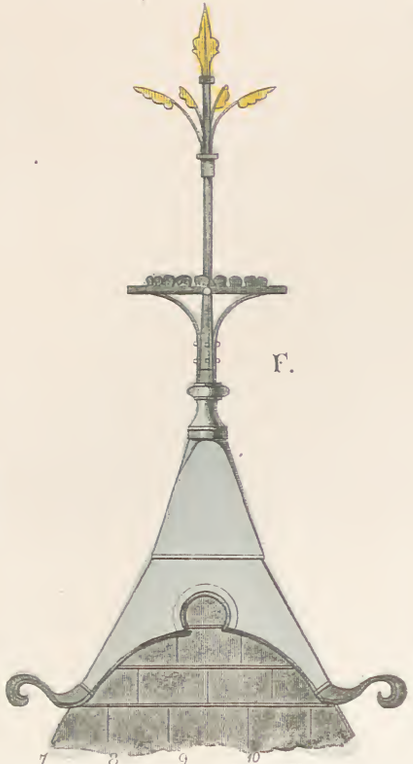


C.

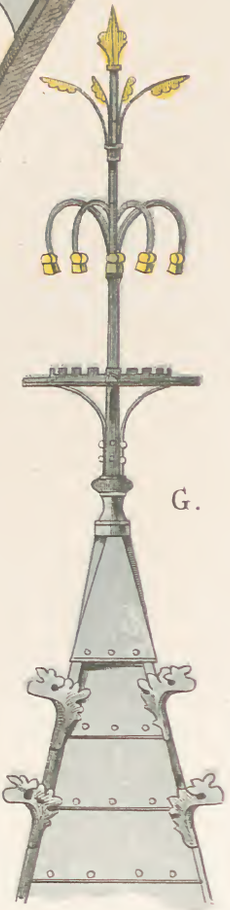
D.



E.



F.



G.

Scale of 0 1 2 3 4 5 6 7 8 9 10 Feet

Front Elevation.

Scale of 10 5 0 10 20 30 40 50 Feet.

A DETACHED VILLA - (GERMAN) - PL. I.

DESIGN No. 5.

A VILLA—GERMAN—DETACHED.

(*Plates* 1 & 2.)

Plate 1 of this Design exhibits the front elevation of a Villa erected in the environs of Hamburgh, and in Plate 2 are given an elevation of one of the sides, and the plans of the Basement, Ground, and One Pair stories, drawn to half the scale of Plate 1, with some details of the the roofing, &c. enlarged.

The material used in the construction is brick, plastered and decorated externally with Portland cement. The roofs, as will be seen, overhang, and are finished with verge rafters and ornamental detail in timber; a Verandah of the same material is attached to the lower part of the recessed front, from which access may be had to the front gardens independently of any use of the front, or main, entrance. The covering of the Verandah, as well as that of all other roofs, is English slate.

The accomodation provided is as follows:—viz.,

On the BASEMENT STORY, 7 ft. 9 in. high, shewn on Plate 2,

a Kitchen 14 ft. 6 in. by 14 ft. 6 in. exclusive of the projecting bow window.
b Scullery 14 ft. 6 in. by 9 ft. with copper, sink, &c.
c Pantry 14 ft. 6 in, by 9 ft. 0 in.
d Beer and Wine-cellar.
e Store room.
f Servants' room, 14 ft. 6 in. by 11 ft. 0 in.
g Stairs to ground floor.
g a Servants' Water-closet.
h Dust bin.
i Servants' entrance, and steps, &c. thereto from the garden level.
k Coal and Wood-cellar under landing of Verandah.

On the GROUND or PRINCIPAL STORY, 11 ft. 6 in. high, there is:—

a Main Entrance and Lobby.
b Breakfast Room 15 ft. by 14 ft. 6 in., opening on a Verandah or trellised enclosure, shewn in the side elevation given with the plans on Plate 2, and from thence to the garden.
c Drawing Room 20 ft. by 15 ft.

Front Elevation.

Scale of 10 5 0 10 20 30 40 50 Feet.

A DETACHED VILLA - (GERMAN) - PL. I.

DESIGN No. 5.

A VILLA—GERMAN—DETACHED.

(*Plates* 1 & 2.)

Plate 1 of this Design exhibits the front elevation of a Villa erected in the environs of Hamburgh, and in Plate 2 are given an elevation of one of the sides, and the plans of the Basement, Ground, and One Pair stories, drawn to half the scale of Plate 1, with some details of the the roofing, &c. enlarged.

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The accomodation provided is as follows:—viz.,

On the BASEMENT STORY, 7 ft. 9 in. high, shewn on Plate 2,

a Kitchen 14 ft. 6 in. by 14 ft. 6 in. exclusive of the projecting bow window.
b Scullery 14 ft. 6 in. by 9 ft. with copper, sink, &c.
c Pantry 14 ft. 6 in, by 9 ft. 0 in.
d Beer and Wine-cellar.
e Store room.
f Servants' room, 14 ft. 6 in. by 11 ft. 0 in.
g Stairs to ground floor.
g a Servants' Water-closet.
h Dust bin.
i Servants' entrance, and steps, &c. thereto from the garden level.
k Coal and Wood-cellar under landing of Verandah.

On the GROUND or PRINCIPAL STORY, 11 ft. 6 in. high, there is:—

a Main Entrance and Lobby.
b Breakfast Room 15 ft. by 14 ft. 6 in., opening on a Verandah or trellised enclosure, shewn in the side elevation given with the plans on Plate 2, and from thence to the garden.
c Drawing Room 20 ft. by 15 ft.

d Ante Room or Library 15 ft. by 13 ft., opening upon the front Verandah *h* and thence to the front garden.

e Dining Room 16 ft. 0 in. by 15 ft. 0 in. excluding the bow-window seen on front elevation.

f Water-closet for ground floor.

g Hall and Staircase.

The ONE PAIR or CHAMBER FLOOR, 10 ft. 6 in. high, contains:—

a Best Bed Room, over the Drawing Room below, and of the same size, less the projection of the bow-window.

b A second Bed Room over the Library, and of corresponding size.

c The Bath Room.

d & *e* Back Bed Rooms, each 15 ft. 0 in. by 12 ft. 0 in. One or the other of these might be appropriated as a Nursery.

f Water-closet for chamber floor.

g Landing and stairs upward.

h Linen or Housemaid's closet.

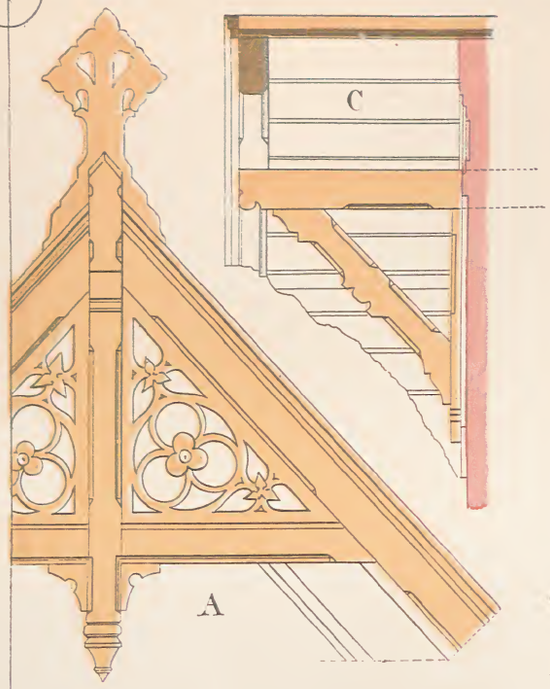
As an ATTIC STORY, three Servants' Rooms are obtained.

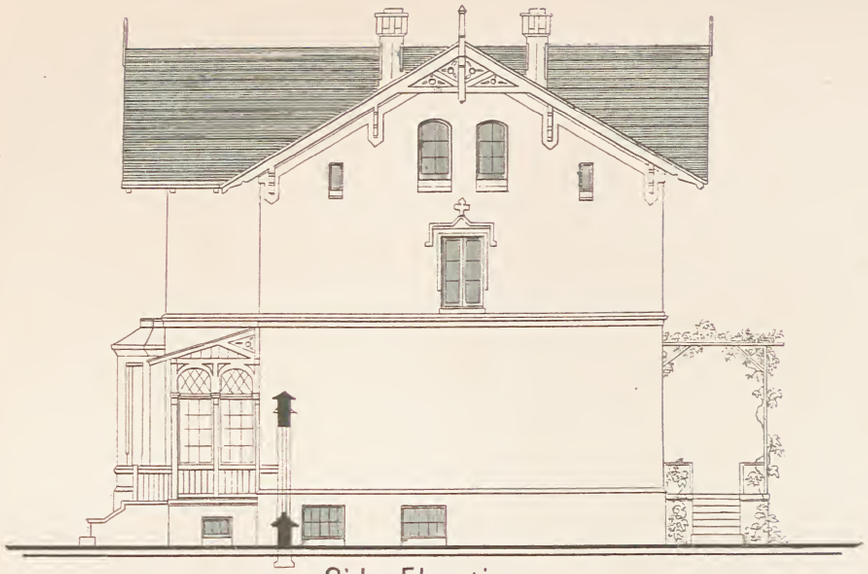
The Detail given on this Plate consists of:—

A The Gable ornament or tracery, &c. at large. The design of this may differ in each gable for variety.

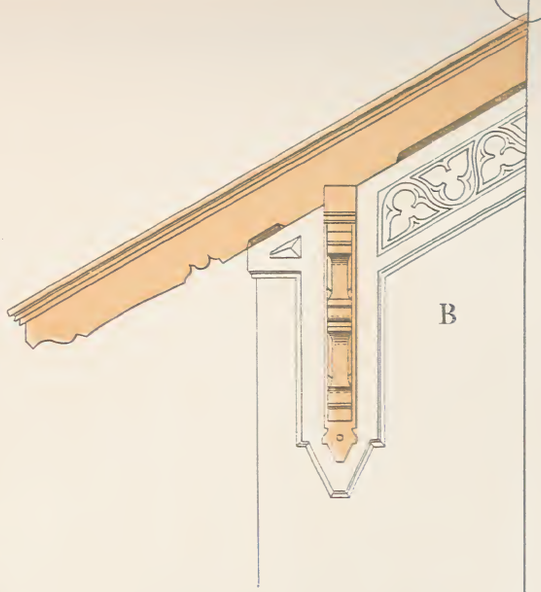
B The Bracket which supports the verge rafters at their feet, with its attached facia board; and

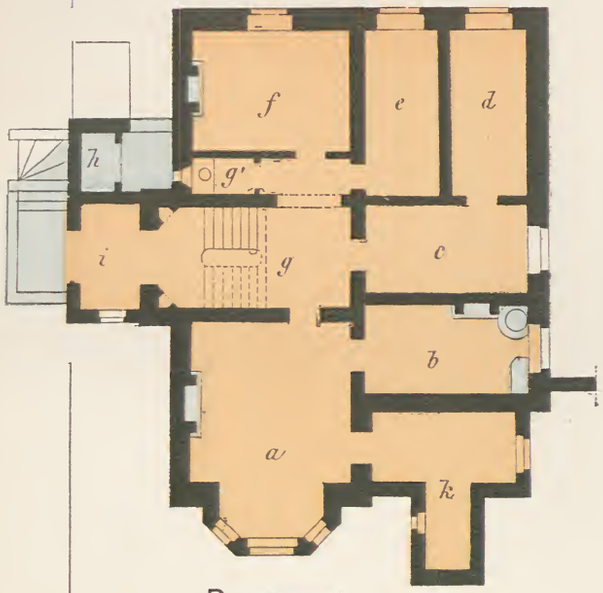
C The side view of the same, shewing the projection of the roof beyond the face of the wall: both, as in the case of *A*, also at large.



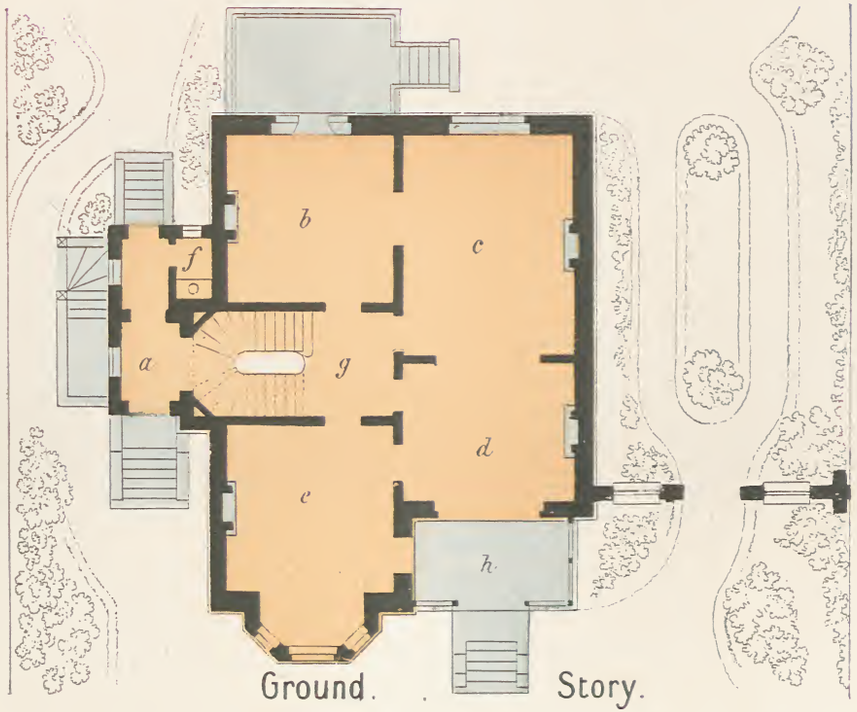


Side Elevation.

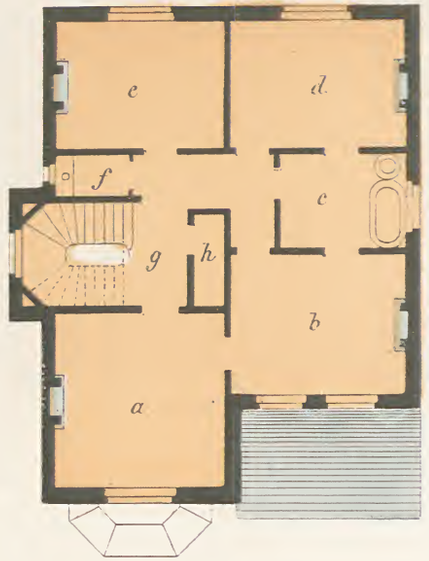




Basement.



Ground. Story.



One Pair Story.

Scale of 10 5 0 10 20 30 40 50 Feet.

DESIGN FOR A VILLA (GERMAN) PL 2. - DETACHED.

A Detached Villa. English Gothic. Pl. 1.

DESIGN No. 6.

A DETACHED VILLA—ENGLISH GOTHIC.

(*Plates* 1, 2, 3 *and* 4.)

The Design represented in these plates is with only a few trifling modifications, required by the nature of the site on which it was built, the same as that of a Villa erected a few years back in Kent. It embodies, as in the case of Design No. 2, the principal characteristics of the English half-timbered house; the upper story resting on a rubble or Kentish Rag, stone basement, quoined with free-stone.

In the instance of the erection in Kent, this half-timbered character was not real but imitative, and however much this is to be avoided, viewing Architecture in its proper sense, and likewise as professing to be what in reality it is not, there are circumstances, as there were in this case, in which such a dealing with the question of material may be allowed; such for instance as the re-use of a large quantity of old bricks, or other similar material, unfit to be exposed to sight. This was the main reason for such a proceeding in respect to the house in Kent, and from this as well as other like causes the construction, at least as regarded the upper part of the structure, was, as before stated, purely imitative.

The lower story was built of good red bricks laid in darkened mortar, its quoinings, strings, base-moldings, and other dressings, being in Portland cement; the former laid, as they always should be, flush with the brickwork, not in projection, according to a prevalent modern fashion, also applied to stonework similarly employed. Upon this lower story, which was brick-and-a-half or 14 inch work, the upper story was built in 9 inch work, or of one brick thick, the appearance of the timber framing being produced by cement, afterwards painted of a dark color—following a fashion common to many parts both of Sussex and Kent—laid upon the surface of the brickwork, and the interstices rendered with a rough-cast of lime and fine gravel. The Roof was the ordinary plain tile roof, with an ornamental tile cresting; and the verge-boards and pinnacles, casements, and frames, &c., following ordinary custom, were of wood.

On the score of warmth and imperviousness to weather, this method of construction was open to no question, the objection to it being chiefly, as before noticed, that with reference to architecture proper and a profession which the actual constructive fact belied.

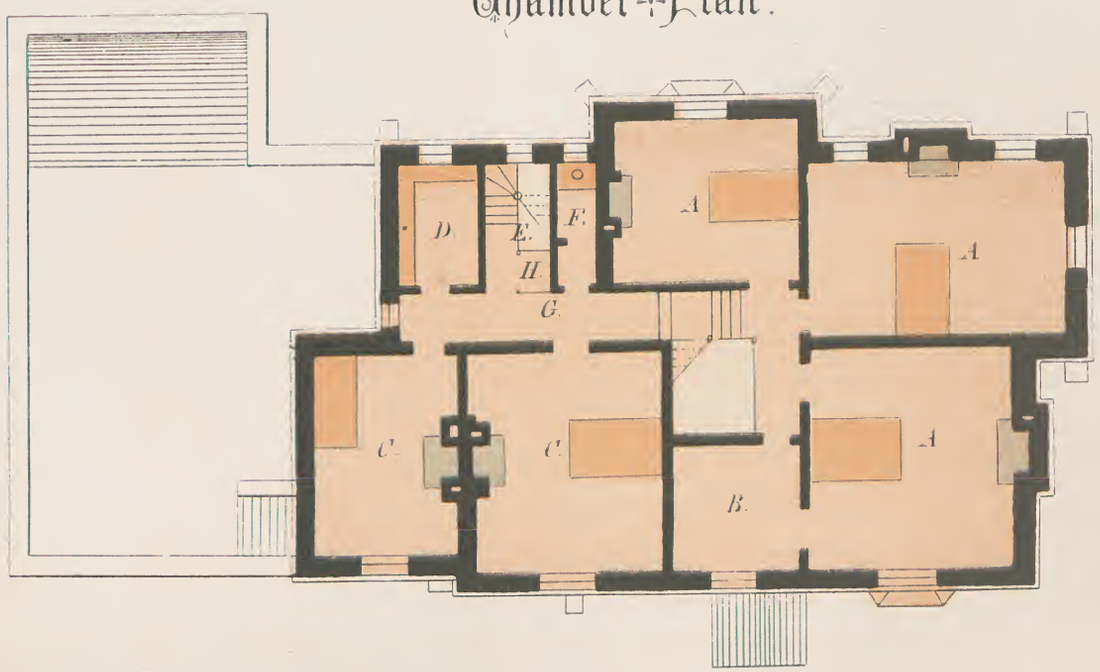
Under different circumstances, and with greater propriety, the construction of this design should follow the original modes. For the sub-structure, instead of brick, as in the example just referred to, the adoption of stone would be the proper course where such Villa might be erected

in a stone country, such material being the readiest and natural one of the locality. In brick countries the latter description of material might be used on the same principle. In either case the plinth-cappings, and the quoinings and strings to this part, as well as the door and window jambs and arches, &c. should be of free-stone, as shewn on the plates. The buttress-tablings and other features of like description the same.

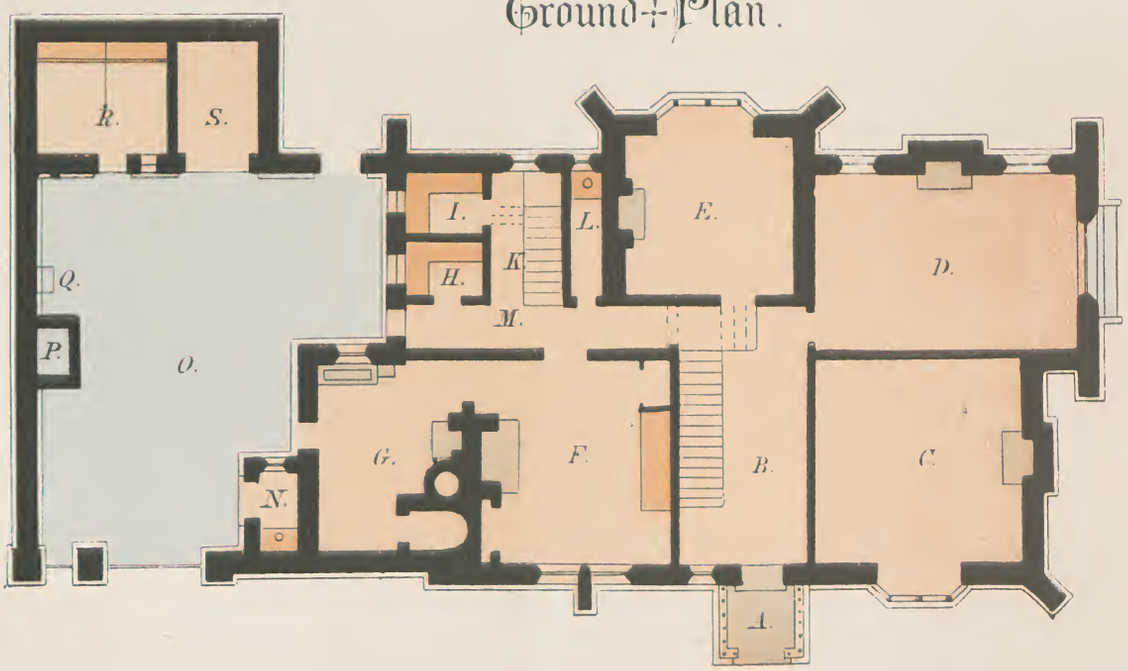
In the perspective view forming Plate 1, and in the other plates which illustrate this idea, rubble stone, as before observed, is adopted for the lower story of the building, and it thus so far differs from Design No. 2, where brick has been shewn; the upper story being of timber frame, which, as in the other case, may be filled in with brick plastered over, or simply with lath and plaster. This latter was the more common mode in old examples, but there are instances in which after the period when the introduction of brick became general, the spaces between the timbering were filled in with this latter material, often laid in irregular and fanciful courses. Such description of filling in, however, may perhaps with greater propriety be considered to belong to and be more in accordance with a brick sub-structure than a stone one, and in the present Design therefore plaster is intended to be represented.

As will be noticed the timber framing commences with a cill, which resting on the upper course of stonework is continued all round the building, being broken only where the projecting stonework of the chimney breasts and other such like stone portions of the building are carried upwards through, or above, the timber and plaster of the upper story: the junction of the stone and wood being hidden, or protected, by a cornice, in this case shewn to be of wood, for the purpose of better,—to use the technical expression generally employed, covering joint. Stone however might be adopted for this cornice if desired, and in either case where it is continued and runs round the bow-windows of the Dining Room and Study, the same might be enriched by having small battlements cut thereon, of a similar kind to those which finish the sloping roof, or covering, of the projecting window *C* given in Plate 5 of Design No. 2. An enrichment or finish of such description as this would be particularly called for where an ornamented character, such as is shewn in Plate 3, is given to the timber framing and other wood work. But to return—Above the wood cill the main construction is simply a succession of vertical angle and other posts, with the necessary horizontal timbers at the top of the latter, and intermediately, to tie the same together. In the plates these horizontal timbers will be seen as shewing themselves at the cills and heads of the windows, and at the upper part of the angle posts, where they run out beyond the front faces of the walls for the purpose of supporting the overhanging or projected rafters and their connected ornamental verge boards and pinnacles. Between these main constituents other upright, horizontal, as well as curved and diagonally laid, timbering may be inserted to greater or less extent according to fancy, or more properly, having regard to ancient practice, according as the material may be of longer or shorter lengths, or of straight or curved form, &c., &c.; such circumstances regulating, apparently, in ancient example, the amount and the character of the filling in timbering.

Chamber Plan.



Ground Plan.



Scale of 0 5 10 15 20 25 30 35 Feet.

Design for a Detached Villa. English Gothic. Pl. 2.

The nature and principle of this mode of construction is, however, now so generally well known among those interested in the theory, or practically employed in the carrying out buildings of this kind, that it is hardly necessary to dwell further, or more particularly, on this part of the description. Where there exists such a lack of knowledge on the subject as it may be desired, or desirable, should be assisted by reference to authority, the plates here given will, it is confidently anticipated, supply all that may be required.

Plate 1, as before observed, is a perspective view of the Design embracing the main or entrance front, and that looking upon the side garden or lawn. The chief features of the former are the bow-window of the Dining room, the open-timbered Porch and the advanced gable, with its corbelling and supporting buttress, which projects from the upper story at the farthest end of the view. Of the latter the main object is the large projecting chimney stack and its chimnies; beyond which is seen the gabled window of the best Bedroom with that of the Drawing room beneath from which room the latter opens on the garden. On the extreme left of the view, beyond the windows of the Kitchen, is seen the entrance to the Stable-yard and offices from the front drive.

As to the internal arrangements and the accommodation afforded by this Design, we have as follows, viz.:—

On the GROUND STORY, 11 ft. 6 in. high, shewn on Plate 2:—

A Porch.
B Hall and Staircase.
C Dining Room 17 ft. 0 in. by 17 ft. 6 in.
D Drawing Room 15 ft. 0 in. by 21 ft. 0 in. with window opening on to the Lawn.
E Study 13 ft. 0 in. by 14 ft. 0 in. with bow window looking on back garden.
F Kitchen 15 ft. 0 in. by 17 ft. 0 in.
G Scullery 15 ft. 0 in. by 12 ft. 0 in. with oven, copper, sink, &c.
H Pantry.
I Dairy.
K Servants' staircase.
L Water-closet.
M Passage to back entrance und yard.
N Servants' Water-closet.
O Yard, with *P* and *Q* Manure pit and Pump for Stabling.
R Stable.
S Coach-house.

On the CHAMBER FLOOR, 10 ft. 6 in. high, there are:—

A A A Bed Rooms, of the sizes, respectively, of the rooms beneath them, less the spaces occupied by the bow-windows where they occurr, in the latter.

B Dressing Room 10 ft. 0 in. by 11 ft. 0 in.
C C Servants' Bed Rooms, respectively 17 ft. 0 in. by 15 ft. 0 in. and 15 ft. 0 in. by 12 ft. 0 in.
D Linen or Store-closet.
E Landing from Servants' stairs.
F Water-closet for chamber floor.
G Passage leading to principal stairs.
H Housemaids' closet.

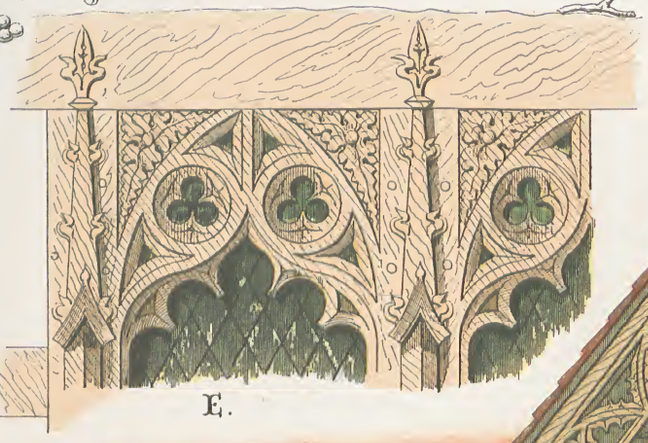
Such being the accommodation provided by the plans, the detail of some of the constructive features may next be considered. Of these Plate 3 exhibits a plan and elevation of the projected or advanced gable of the chamber over the Kitchen, before noticed at page 34, with portions of its ornamentation and finish, &c.

A exhibits the geometrical Elevation of such advanced portion, enlarged, with the enrichments on the timbering, and the verge boards and corbelling, &c.
B is a Plan of the same, shewing the extent of the projection beyond the general face of the wall, indicated, with the supporting buttress and windows beneath, by dotted lines, and at the same time the nature of the construction.
C shews a horizontal Section through part of the casement and its connected stud or upright post, to an enlarged scale.
D is a portion of the ornamental verge board, and
E the tracery, &c., in the casement heads, both also to an enlarged scale. In the latter the mode in which these traceries should be inserted and framed to the vertical timbers between which the casements are placed is more clearly indicated.

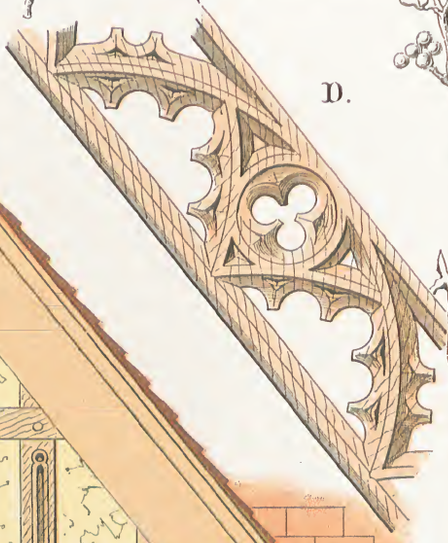
In Plate 4 similar constructive detail is given of the Porch which screens the front Entrance door. Here:

A represents a portion of the Plan.
B its front Elevation.
C a transverse Section taken across the middle of the plan, shewing in elevation the arched braces in the roof; indicated at *aaa* in the longitudinal section.
D a longitudinal Section in connection with a sectional cut through the head of front entrance doorway.
E and *F* are enlarged representations of the ring-handle and escutcheon of the keyhole, with which, as shewn in the elevation, the other ironwork should assimilate.

With reference to the material of which this Porch, as well as the other timber-work of such a design as this should be,—oak would perhaps be the most proper, as in accordance more strictly with ancient practice. Good Fir timber, however, can be met with no further or



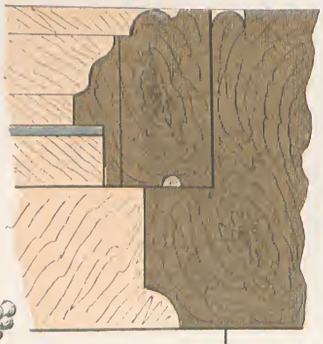
E.

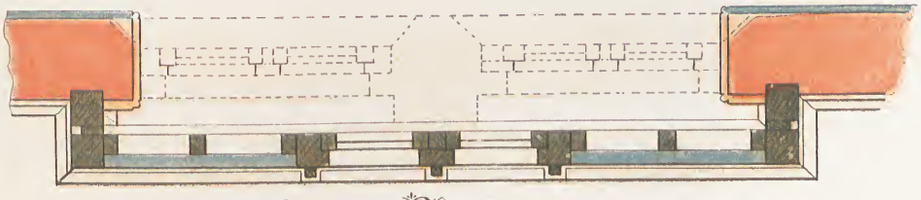


D.

C.

A. Elevation.

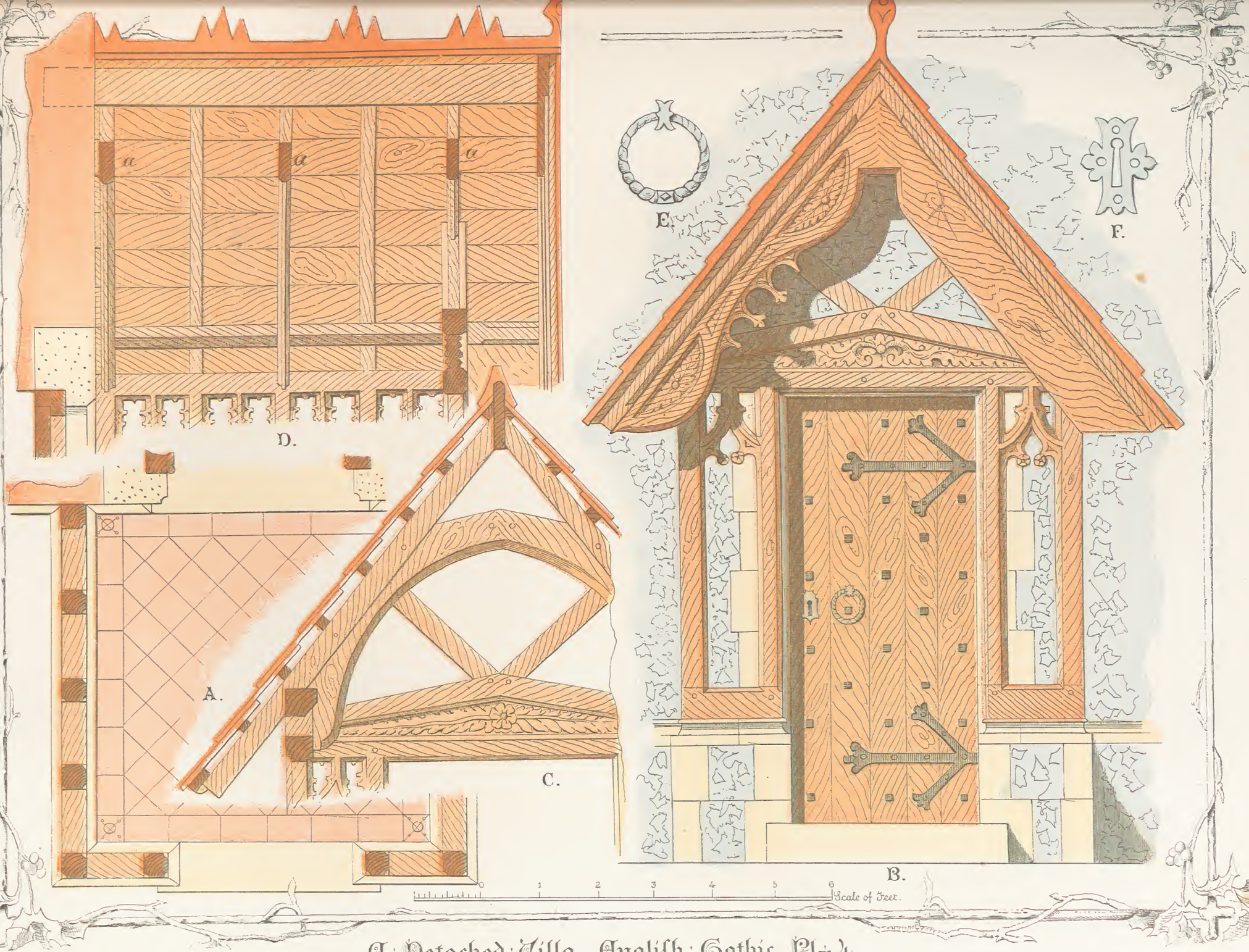




B. Plan.

Scale of 0 1 2 3 4 5 6 7 8 9 Feet.

A Detached Villa. English Gothic. Pl. 3.



A Detached Villa. English Gothic. Pl. 4.

greater objection, probably, than that it is less lasting, and needs more careful protection by artificial means. When England depended upon her own natural resources for material there was good reason for oak alone appearing, now that this is not altogether the case, a limitation of the kind is less called for, and may, perhaps, with less impropriety be set aside. Good clean fir timber, slightly stained, or unstained and simply varnished, has by no means an unsatisfactory appearance.

The adoption of the one or the other of these materials, that is to say either oak or fir, would, however, of course, be regulated by the rule which was followed in respect to the kind of woodwork employed in the building elsewhere. In many cases also oak might be, by being grown on the estate on which it might be desired to erect such a Lodge, the most desirable since it would be the readiest applicable material. In that of the adoption of fir, such would almost necessarily have to be obtained from a distance and a foreign source, since such as is here produced would be, as compared with the former, of very inferior quality, and mostly, if not wholly, unfit to ensure satisfactory result as applied to work of this description. In rural localities also building operations are much facilitated by a recourse to the use of local material of any and every kind; cost is usually much lessened, experience in handling or dealing with it more to be calculated upon, and a number of small considerations which go to make up an advantage almost invariably present themselves.

On the whole, therefore, the existence of circumstances such as above alluded to should be the guide in dealing with this part of the question, and they will as a rule be generally so patent as to render the choice which should be made sufficiently clear.

DESIGN No. 7.

SEMI-DETACHED VILLAS—GERMAN.

(*Plate* 1.)

The Design here exhibited is of the German type, as were Designs Nos. 1 and 3, but it so far differs from both that whereas the first mentioned was a strictly detached Villa, and the second though in reality two separate houses, bore the external appearance of but one, this more strictly and better answers the term of detached; the conjunction of the two embracing only a small portion of the building, viz. a central and subservient one, which extends no higher than the principal Story, and covers simply, the entrance to the servants' Offices in the Basement, and the Water-closets on the Ground floor.

This more perfect detachment, or separation, may be taken to have the advantage which a freer circulation of air and less restricted means of obtaining light affords, and there is also, perhaps, a larger amount of privacy and distinction. This in many cases is sought for, particularly where such does not actually amount to a standing alone, as in a completely separated Villa.

On reference to the plans and elevations given on the plate it will be at once seen how far these several points are met thereby.

As respects the latter it will be perceived that the detail of each Design is slightly different, for the sake of variety, or to accord with a difference of taste. The general features are the same. In each a glazed Verandah encloses the landing before the front entrance, and similar overhanging verge rafters, brackets, and pinnacles decorate the roofs. For convenience, and if desired in the summer time, the enclosing sashes of the Verandah might be so made as to be removable, or they might be so arranged as to remain and act as a Conservatory; the doors being retained or made removable according to desire.

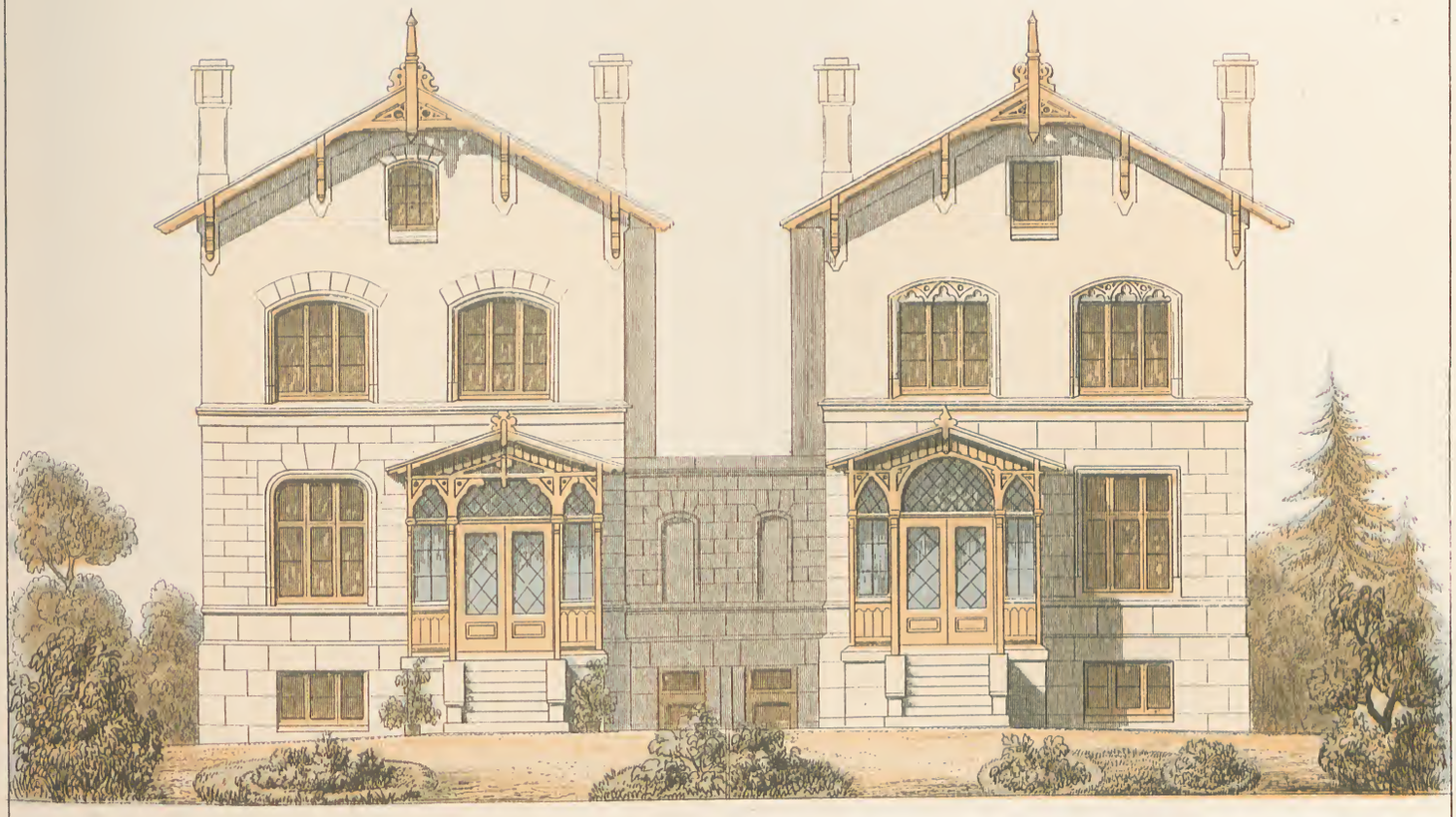
The exterior coating of the fronts might be cement, or good facing bricks for the upper parts, and stone for the lower story, &c. might be employed. The elevations on the plate are treated as if covered with cement.

As to accommodation, the Design consists of a Basement, Ground, and One Pair stories, and an Attic story, or at least two small servants' rooms might be obtained, if desired, in the roof.

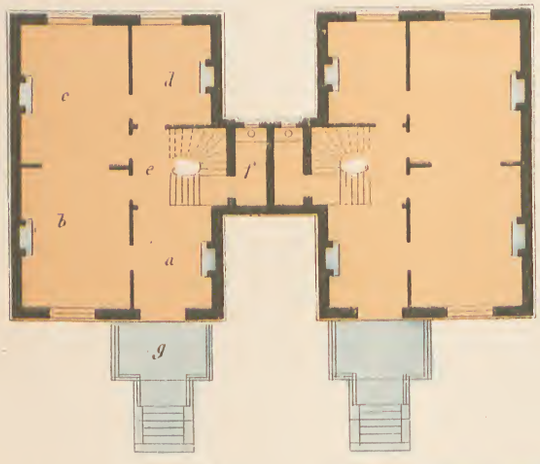
In the BASEMENT STORY, 8 ft. 0 in. high, there is contained:—

a Kitchen 17 ft. 6 in. by 13 ft. 6 in.

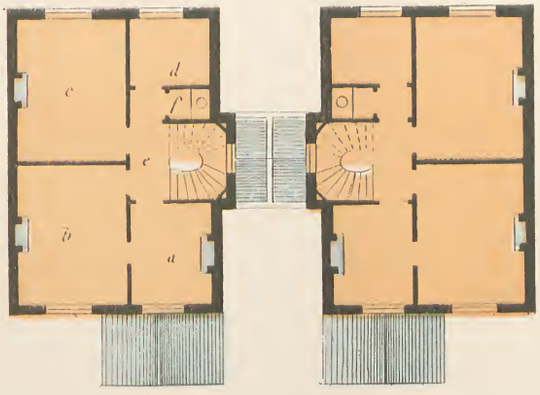
a^1 Scullery 12 ft. 6 in. by 10 ft. 0 in.



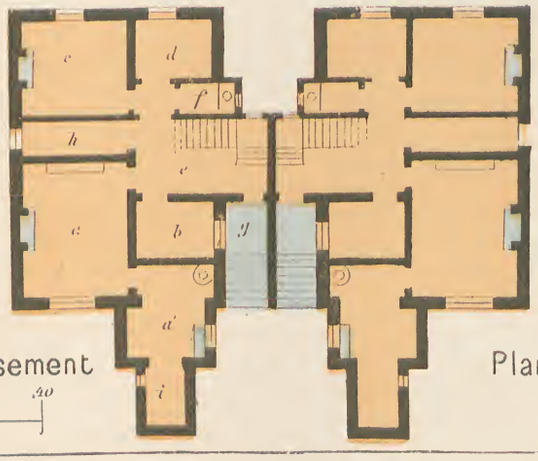
Front Elevation



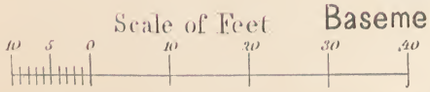
First Floor Plan



Second Floor Plan



Basement Plan



DESIGN FOR SEMI-DETACHED VILLAS (GERMAN) PL.I.

b Pantry 10 ft. 0 in. by 6 ft. 0 in.
c Servants' room, 13 ft. 6 in. by 12 ft. 3 in.
d Cellar.
e Staircase to Ground floor.
f Servants' Water-closet.
g do. Entrance.
h Store-closet.
i Fuel.

On the GROUND STORY, 11 ft. 3 in. high, we have:—

a Hall, or Ante Room 12 ft. 0 in. by 10 ft. 0 in.
b Drawing Room 17 ft. 6 in. by 13 ft. 9 in.
c Dining Room 17 ft. 6 in. by 13 ft. 9 in.
d Breakfast Room, or Study 12 ft. 0 in. by 10 ft. 6 in.
e Staircase.
f Water-closet.
g Principal entrance, with Verandah or Conservatory.

On the ONE PAIR STORY, 9 ft. 6 in. high, there is:—

a, b & c Bed Rooms, respectively 12 ft. 0 in. by 10 ft. 0 in. and 17 ft. 6 in. by 13 ft. 9 in. each.
d Dressing Room, or Bath Room 12 ft. 0 in. by 8 ft. 0 in.
e Landing and stairs.
f Water-closet for chamber floor.

DESIGN No. 8.

A LODGE—ITALIAN STYLE.

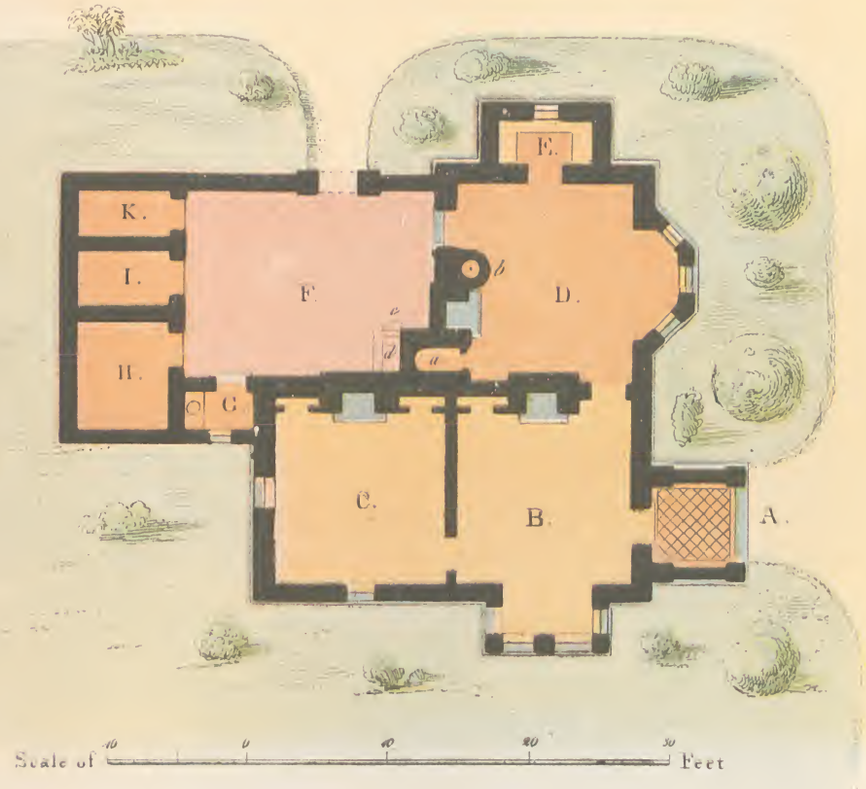
(*Plates* 1, 2, and 3.)

The Design here given represents a small Lodge, in all the main points similar to one lately erected at one of the entrances to a Nobleman's park in Suffolk. It is of Italian character and was in the instance mentioned built of white Suffolk bricks and Bath stone, the latter being used for the springers of the window and door openings, and for the cills, strings, and base mouldings, &c.; the window and door arches being of moulded white brick, as were also the chimnies. In the present Design this same general treatment is observed, varied, however, by the introduction of color, in the shape of banding courses and other decorations formed of red brick, and by incised ornamentation on the springing stones, cornices, keystones, &c. The interior of the Porch is similarly relieved by color, and its floor is formed by a tessellated or coloured tile-pavement.

The roof is of a flat pitch to suit the proper character of the composition, and is shewn to be of red tile with the eaves courses cut to pattern, and the ridges finished with an ornamental ridge-tile and cresting. The same is constructed to overhang, and the upper parts of the verge rafters are framed and braced together and finished with a hanging pendant and pinnacle; the angular spaces between being filled with ornamental tracery in timber. The cornice and blockings under the eaves, as well as that round the chimney shaft, might be worked in stone or formed in molded brick. In the Lodge in Suffolk before mentioned, this feature of the design was almost wholly of molded brick, and of a very elaborate character, with a view to accordance with the fuller or more extended introduction of like enrichments which prevailed throughout in that case. With the more simple treatment here exhibited, however, rightly designed and properly limited admissions of the same kind are by no means incompatible, but on the contrary form equally legitimate and appropriate accessories of the idea.

Referring to the perspective view it will be observed that—.

Plate 1—represents the two principal fronts of the building, or those which it may be assumed would be presented respectively to the high road and to the carriage drive of the Park leading therefrom; the former being commanded, as well from the bow-window in the centre, as from that on the left of the view, and the latter reached immediately from the Porch. A similar command of the approach to the Lodge from the opposite direction is obtained from the bow-window shewn on the plan, but obscured in the view by the projection of the Porch. These



A LODGE—ITALIAN STYLE. PL. I

DETAILS OF PORCH.

C.

A.

ELEVATION.

SECTION.

B.

A LODGE - ITALIAN STYLE PL. II.

points, it is unnecessary to say, are of some moment in the arrangement of a Lodge, and should be carefully attended to. It is also very requisite for convenience that the position of the building should be such that the latter is in near proximity to the gate-way from the road. In wet or wintry weather it is inconvenient that the gate-keeper should have far to go to perform his duty.

As respects the accommodation usually required, and provided in the plan,—also given on Plate 1—we have:—

A Porch at the front entrance.
B Sitting room 12 ft. 6 in. by 12 ft. 0 in.
C Bed room 12 ft. 6 in. by 12 ft. 0 in.
D Kitchen, or Keeping Room 13 ft. 0 in. by 12 ft. 0 in. with *a* the oven and *b* the copper.
E Pantry.
F Yard, with *c* the pump and well, and *d* dust bin.
G Privy.
H Wood-store.
I Coal-cellar.
K Tool-house.
L Back entrance to Yard from the Park.

The general view and plan &c. being thus referred to and described, the portions of the design selected for illustration as detail remain to be noticed.

Plate 2 exhibits so much of this detail as relates, respectively, to the Porch, to the eaves cornice of the main building, and to the facia, with its blockings or corbels, which runs beneath the projected upper part of the principal or front gable.

Of the first mentioned

A gives the Elevation viewed from the front, including the door leading from the Porch into the first, or outer, room of the building; a portion of the eaves cornice being shewn above the roof.

B represents a Section of the Porch, taken longitudinally through the centre of the entrance archway, and

C the ornamented facia of the principal front, with its blockings and incised enrichments, to an enlarged scale.

It is to be observed of these enrichments that they might be formed by incision in the stone-work and afterwards filled in with black or colored cements, or they might be inlays of colored marbles, or as respects the metopes, or panels between the blockings, these might be of encaustic tile or terra cotta. Incision would possibly be the cheaper process in each case, and in the latter the ornament protected by the advanced surface above it and the projected sides of the corbels or brackets, would probably be sufficiently lasting. In such parts as the arch stones of the

archways, the springing and key-stones of windows, &c. or such like more exposed positions, however, or where the employment of a more legitimate material might be desired or called for, the introduction of colored stone, or marble, would recommend itself more strongly, and for reasons which will always prevail where there exsist no opposing circumstances of a weight sufficient to prevent their consideration.

Plate 3—containing the detail as respects another portion of the design—gives in

*A** an Elevation of the chimney stack which, as will be seen on reference to Plate 1, rises from the centre of the building, and forms a very conspicuous object in the view, and

*B** its half Plan, taken on the line marked *CD* on the elevation.

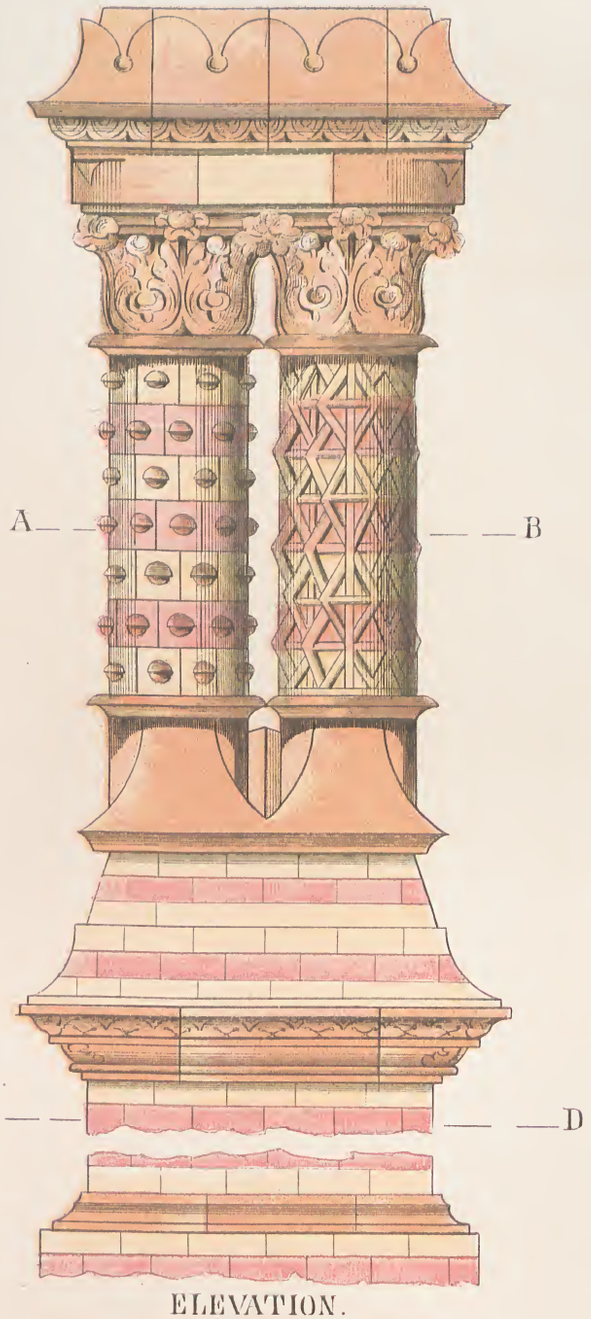
It is to be noted with regard to this plan, that it applies also to the lower part, or Dado, of the richer design for a chimney which is given likewise on this plate, and marked *D** thereon;

*C** being a plan of the latter taken on the line *AB* on the elevation; one half represented as in upward view, or looking up as it is commonly expressed, and the other half in downward view, or looking down.

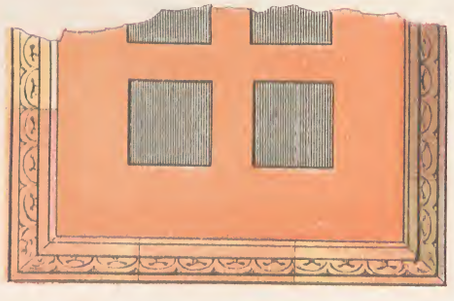
The first mentioned and more simple of the two chimnies given, accords, it will be seen, with that of the perspective view Plate 1, the nature and material of the construction and enrichment being the same. The main shaft is of white brick, or grey stocks, or malms, according as the one or the other may be employed in the building generally, banded with stone and relieved by occasional courses of colored brick.

The angles beneath the brackets of the cornice are shewn to be of stone, enriched with incised or inlaid ornamentation to match the similar introductions elsewhere applied. The cornice and crowning termination is wholly of stone, and should be good Ancaster, or similar sufficiently hard stone, seeing that it would be exposed to the full action of weather, &c.

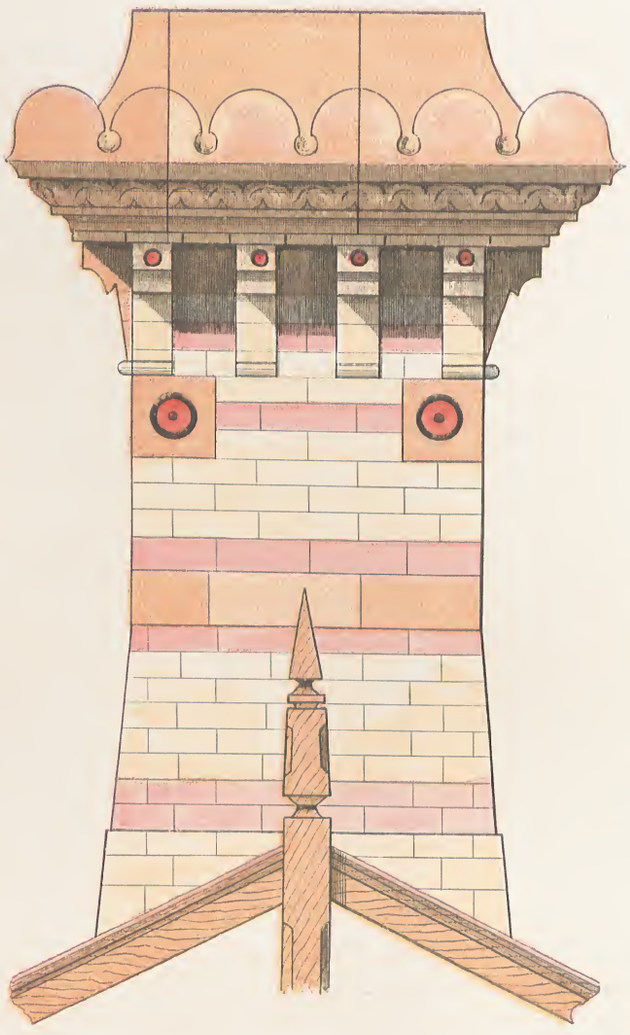
The richer example is identical in design, or nearly so, with the chimney stack adopted in the case of the Lodge before mentioned as lately erected in Suffolk; the main, if not the only, difference being that the representation here given shews an introduction of bandings of red brick, while in the Suffolk Lodge the whole structure was, as has been before said, without any such admixture of colored material.



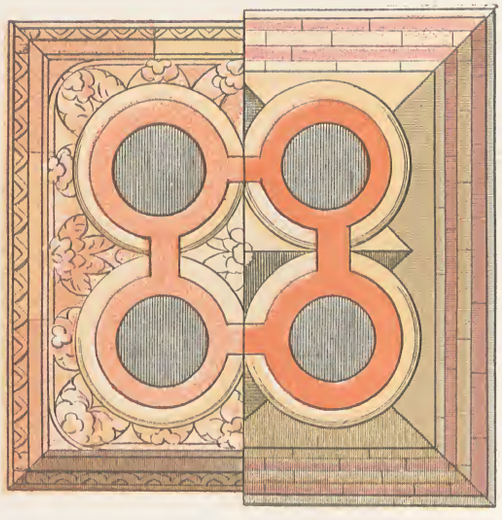
ELEVATION.



HALF PLAN *at* C.D.



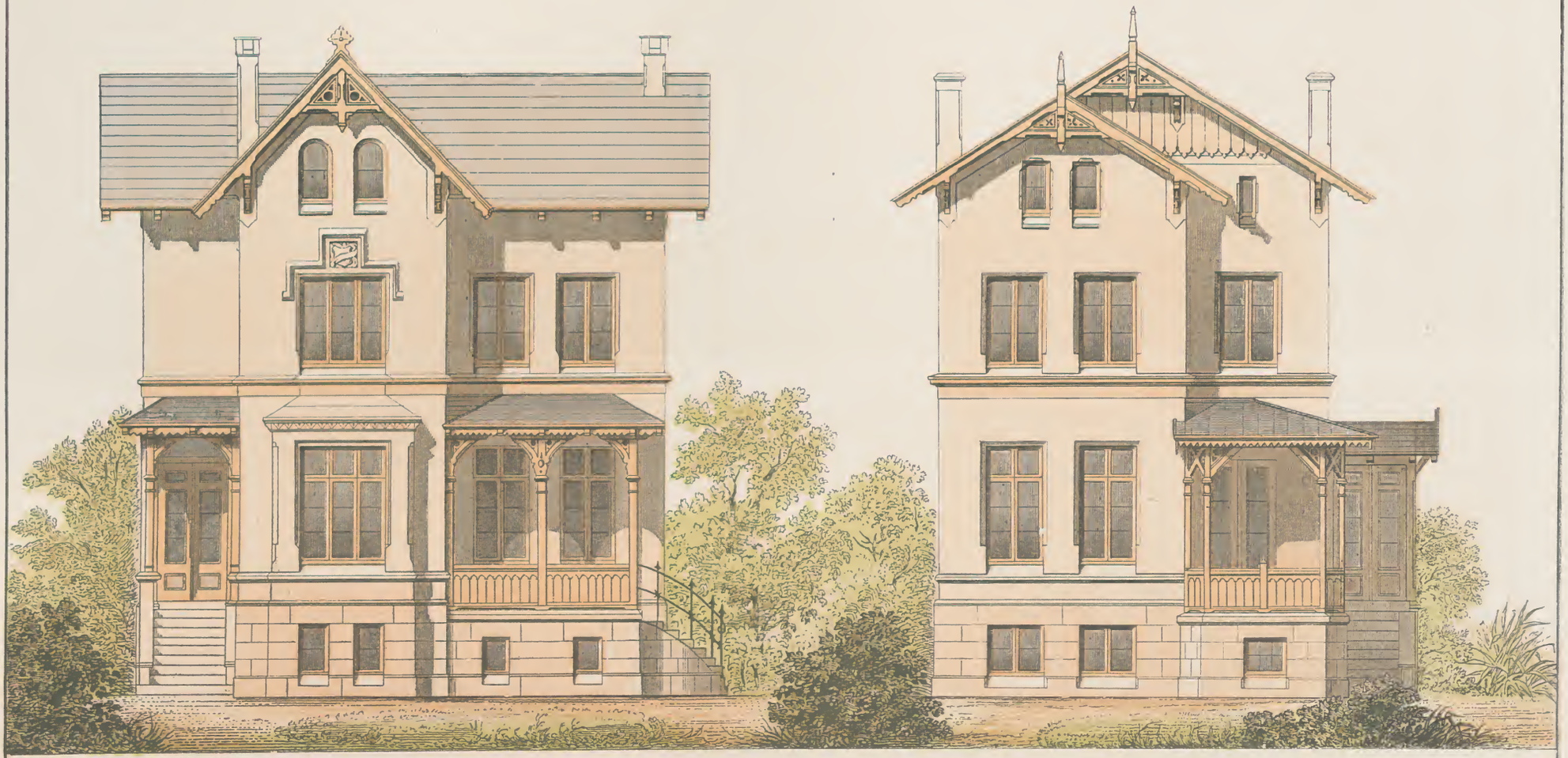
ELEVATION.



HALF PLAN *at* A.B.

looking up. *looking down.*

A LODGE - ITALIAN STYLE. PL 3.



№ 1. № 2.

Front Elevation.

Scale of 10 5 0 10 20 30 40 50 Feet.

A PAIR OF DETACHED VILLAS (GERMAN)-PL. I.

DESIGN No. 9.

A PAIR OF DETACHED VILLAS—GERMAN.

(*Plates* 1 *and* 2.)

Plate 1.—The double Design here given shews two further varieties of the completely detached Villa according to the German type. That distinguished as No. 1 differs mainly in being, as respects plan, more roomy, or having dimensions somewhat greater than No. 2, and as comprising an additional Bed Room. These differences, however, need by no means be necessarily adopted. The same idea or general arrangements might be carried out upon a less extended scale. The same observation might be also applied to No. 2, supposing a réduction of size to be desired.

The Elevation in each case shews, as will be noticed, a part of the front in projection before the other part,—in No. 1 less in width but greater in depth than in No. 2 which on the contrary is greater in width and less in depth,—the recession thus formed being occupied, or filled, in both instances by a Verandah in connection with the Ante-room or Music-room on the Ground floor, and forming in the case of No. 1, a means of access to the gardens therefrom. In the case of No. 2 such communication with the garden might be had, or the Verandah might be used as a Conservatory or an Aviary, or both.

The Main entrance to each house is at the side, and is reached by a flight of steps from the front garden, and screened by a covered Portico or Porch, assimilating in character with the Verandah. The servants' entrance is from the back by similar steps to those at the front entrance, leading down to the Kitchen level.

As to the material to be employed in dealing with the elevations this may be regulated by taste, or by the facility afforded for procuring the one or the other of such as are usually employed. In the elevations brick coated with Portland cement is contemplated, the lower portions of the fronts being lined out to imitate stone. It is not desirable, however, as a rule, that this lining out should be adopted. If cement be used, it is difficult to shew a good reason why it should not appear in its natural state and character, relieved only by such mouldings and sinkings as may be properly endorsed upon it. It should, correctly viewed, make no pretension to being stone. Every species of material has its own legitimate nature and appearance, and the secret of correct architectural expression is the dealing with each in accordance therewith.

The Roofs, as in the other German examples given, are overhanging roofs with verge

rafters and cut brackets. In No. 2 a part of the gable is filled in with boarding cut to an ornamental pattern, and both Designs have pierced tracery or ornamentation in the spaces formed by the hanging pendants and collar ties which connect and finish the upper part of the verge rafters. The woodwork of the roofs where exposed to sight should be wrot fair, and it should be protected by varnish. If depth of color be desired a small proportion of Stockholm tar might be used with the varnish, but great care must be taken in this case that the proportion of the former is small, and that it be used in a thoroughly fluid state, or difficulty will arise in its application, and too dark a color be produced.

PLATE 2. With regard to the accommodation provided in the Plans we have, as respects No. 1.—

a Servants' entrance and Lobby and steps.
b ditto passage and stairs to upper stories.
c ditto Water-closet.
d ditto Bed-room 11 ft. 0 in. by 11 ft. 0 in
e Coal-cellar.
f Scullery 15 ft. 0 in. by 9 ft. 6 in. with sink and copper.
g Kitchen 19 ft. 6 in. by 14 ft. 0 in.
h Pantry 7 ft. 6 in. by 5 ft. 6 in.
i Dairy- or Store-room 6 ft. 0 in. by 5 ft. 6 in.

On the GROUND, or FIRST STORY, 11 ft. 6 in. high,

a Front or Principal entrance and inner Vestibule, Porch and steps, &c.
b Hall and staircase.
c Water-closet.
d Dining Room 23 ft. 0 in. by 15 ft. 0 in.
e Withdrawing Room 16 ft. 6 in. by 14 ft. 6 in.
f Second Dining Room, Music-Room, or Ante-Room 11 ft. 6 in. by 11 ft. 6 in.
g Verandah and steps to garden.

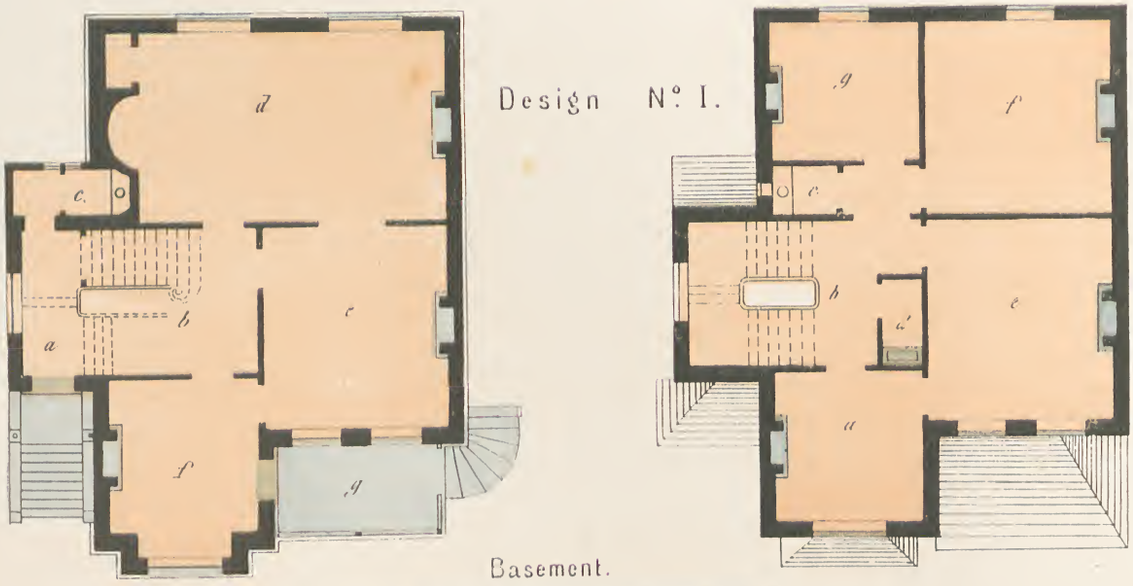
On the ONE PAIR, or SECOND STORY, 10 ft. 6 in. high:

a Morning Room 11 ft. 6 in. by 11 ft. 6 in.
b Landing and Stairs to upper Story.
c Water-closet for One Pair floor.
d Housemaid's-closet.
e, *f*, *g* Bed-Rooms, respectively 16 ft. 6 in. by 14 ft. 6 in., 15 ft. 0 in. by 14 ft. 6 in., and 12 ft. 0 in. by 10 ft. 6 in.

and in the Roof two good Attics, forming an upper Story, might be obtained.

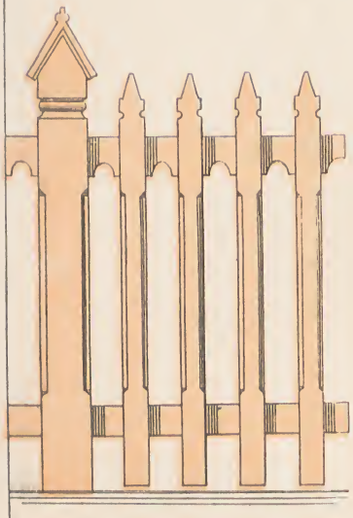
I.st Story.

II.nd Story.

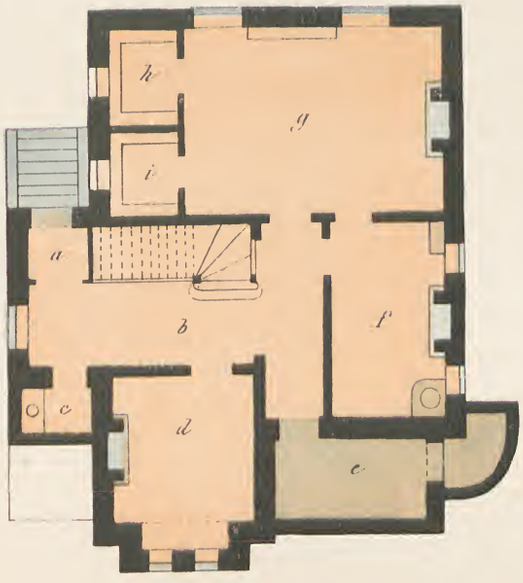


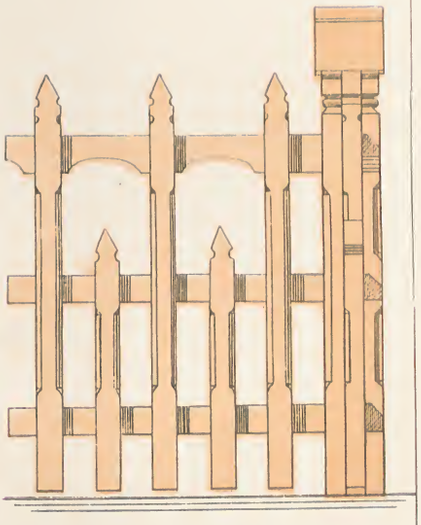
Design N.° I.

Basement.

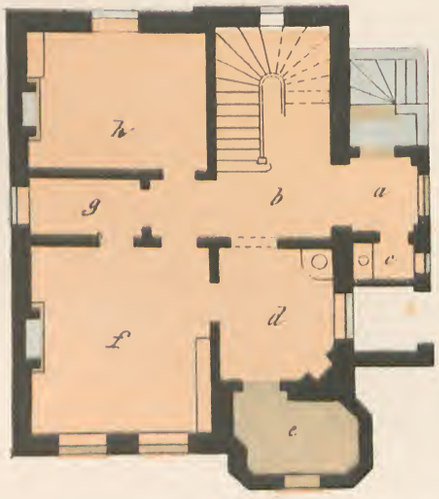


C.

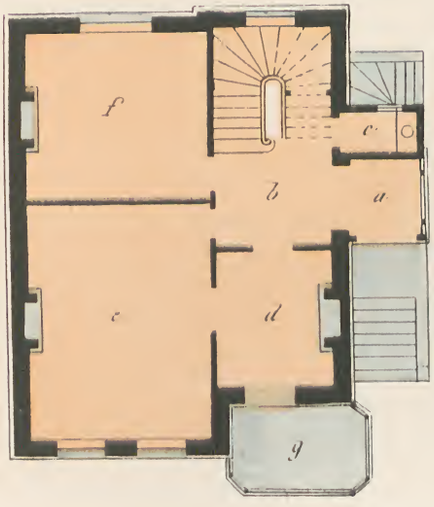




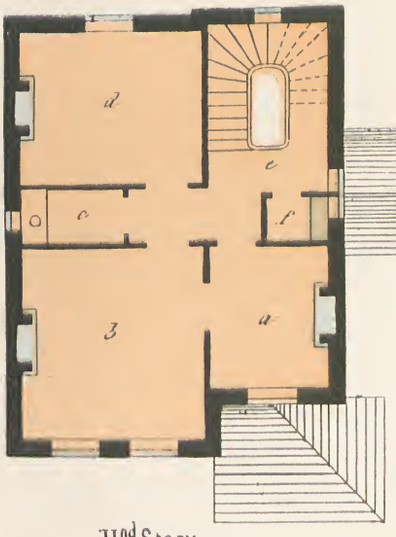
D.



Basement.



I.st Story.



II.nd Story.

Design N.° 2.

Scale of 10 5 0 10 20 30 40 50 English Feet.

A PAIR OF DETACHED VILLAS (GERMAN) PL.2.

In the Plans of No. 2 there are:—

On the BASEMENT STORY, 8 feet high,

a Servants'-entrance and Lobby, and steps thereto.
b ditto, Passage and stairs to Ground and upper Stories.
c ditto, Water-closet.
d Scullery, 10 ft. 0 in. by 9 ft. 0 in. with copper, &c.
e Coal-cellar.
f Kitchen 14 ft. 0 in. by 13 ft. 6 in.
g Pantry 8 ft. 6 in. by 4 ft. 6 in.
h Servants' Bed Room 14 ft. 0 in. by 10 ft. 6 in.

On the GROUND or FIRST STORY, 11 ft. high,

a Principal entrance and Portico, or Porch, with front steps.
b Hall and Staircase.
c Water-closet.
d Ante-room, or Music Room 10 ft. 0 in. by 9 ft. 0 in.
e Withdrawing-room 17 ft. 6 in. by 14 ft. 0 in.
f Dining-room 14 ft. 0 in. by 12 ft. 6 in.
g Verandah, or Conservatory.

On the ONE PAIR, or SECOND STORY, 8 feet high,

a Bed Room, or Bath and Dressing Room 10 ft. 0 in. by 9 ft. 0 in.
b Best, or Principal Bed Room 14 ft. 6 in. by 14 ft. 0 in.
c Water-closet for Chamber floor.
d Bed-room 14 ft. 0 in. by 11 ft. 6 in.
e Landing and Stairs to upper rooms.
f Housemaid's closet, with sink, &c.

and in addition, as in the case of No. 1, two good rooms might be obtained, if desired, in the roofs.

The windows for lighting these latter rooms, or rather the one of them which in each case is towards the front, appears in the elevation both of this Design and of that of No. 1.

Two varieties of a post and rail Fence also appear, it will be observed, in Plate 2. That marked *C* may perhaps be applicable to the enclosures of the smaller Villa, that marked *D* to the larger.

DESIGN No. 10.

A VILLA—ITALIAN.

(*Plate* 1.)

The Villa here represented may be taken to shew a more strictly Classic style of treatment than the Italian idea for a Lodge previously given as Design No. 8, or that for a pair of similar Villas shewn in Design No. 12. The latter, indeed, professes to be Anglo-Italian, at once admitting its adopted character, while the Lodge embodies the characteristics of a style which, though less pure than the first mentioned, has the sanction of use in several parts of Italy, and joins therewith other features, admissible it is imagined, though belonging, perhaps, less exclusively to that country.

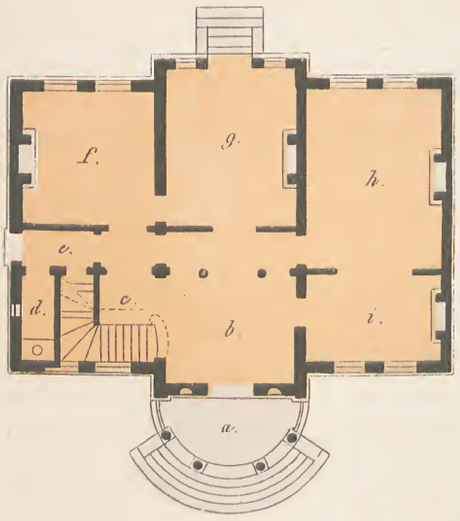
The latter will recommend itself, possibly on the score of departure from a beaten and over-worked track, and in the opportunity it affords for a more unfettered exercise of taste, and for the production of new and less arbitrary exhibitions than classic rules in their integrity for the most part prescribe.

On the other hand there is great beauty and attractiveness in the regulated forms and received proportions of the more strictly classic model, such as is here presented, and which properly dealt with, not merely in the letter but in the spirit, will to the educated eye, always have a charm sufficient to secure their proper estimation and consequent adoption.

In the example under consideration the general arrangement of the building is that of a centre and two corresponding wings, the latter, in fore and back effect, being limited to one story in height above the ground, and the former having an additional story apparent over its whole extent. This portion, forming as before said the centre, is flat or terraced-roofed for promenade, &c., and should be surrounded by a ballustrade or an ornamental iron or other metal railing. The wings are covered by a span roof, partly within which the chambers constituting the One Pair Story over these parts is contained; the necessary light for the same being procured from the gable ends, as shewn on the One pair Plan.

The simplicity of the main front, and the good old rule which prevailed of limiting the elevation in houses of the Villa order to two stories of height, is thus effectively secured. Nothing is much less pleasing or more out of character with a rural Villa, and particularly of this type, than a succession of stories, one above the other. In cities and towns where ground is valuable and space has to be made the most of in consequence, there is some shew of reason for such super-imposed accommodation. Under different circumstances and such as generally apply to the rural or suburban residence, it is a mistake, as respects correct taste and pleasing effect, which should be avoided.

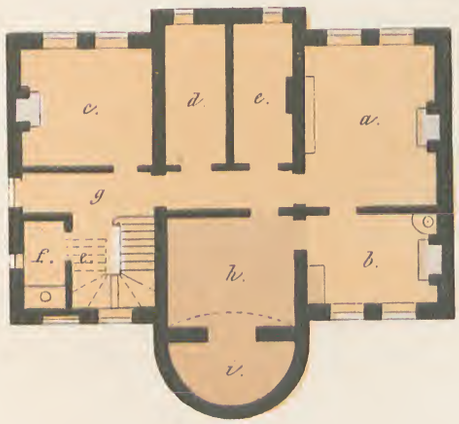
Front Elevation.



Ground Plan.

One Pair Plan.

Basement.



Scale of 10 5 0 10 20 30 40 50 Feet.

A VILLA (ITALIAN)-PL. I.

Returning to other points of the elevation it will be seen that from the central portion of the front a semi-circular Portico is advanced, screening the principal entrance and affording opportunity for a balcony, of the same form, before the windows of a Morning room or Boudoir on the One pair floor. This Balcony should be protected by a similar ballustrade or railing to that of the terraced roof above, and it would form a useful and very ornamental adjunct, particularly if made the place for the reception of flowers or such like choicer productions of the garden.

It is unnecessary to say that the plate shews the front elevation of the Design. That of the back would be mainly the same, the differences being in the omission of the Portico and the substitution for the centre door and its flanking niches—which appear in the main Wall beyond it of a glazed door, forming a means of communication direct from the room *g* on the Ground plan to the back lawn, with the windows by the side of the same lighting this apartment. On the upper story of the central portion there is also the difference of a single window, instead of the two windows and one glazed door which affords access to the Balcony shewn in the fore front.

With regard to the material to be employed, the Design, as represented on the plate, assumes a brick construction, coated with cement. Brick, not so covered, of the different kinds usually manufactured, might be used, either associated with stone, or otherwise, for the more architectural or decorative portions of the structure. With the present facilities, however, for procuring molded brick in almost all required forms, the edifice might be wholly so constructed and with many advantages, as well on the score of variety as in many cases, on that of the saving of expense. The Roofs might be slated with plain or ornamental slating, or they might be covered with one or the other descriptions of patent Roof tiling which have been lately introduced. One of these in particular, which is now used largely in ornamental buildings and is known as the Broomhall "Taylor's patent" roof tile, is very effective and by no means costly. The tile roof should unquestionably be adopted if the building exhibits its brick formation undisguised.

With reference to the plans of the three stories of which the Villa is composed, the accommodation comprised in the Basement, which is partly below the Ground line and partly above, consists of:—

a Kitchen.
b Scullery 14 ft. 0 in. by 9 ft. 6 in. with sink and copper.
c Servants' room 14 ft. 0 in. by 12 ft. 6 in.
d Wine and Beer-cellar.
e Pantry.
f Servants' Water-closet.
g Passage and stairs to Ground floor.
h, *i* Coal and Wood-cellars, both vaulted.

On the GROUND STORY, 11 ft. 6 in. high, there is:—

a The Portico and its steps, &c.

b Hall or Vestibule, separated by an arcade and columns from the passage of communication with the principal rooms and leading to—

c Principal Staircase.

d Water-closet for Ground floor.

e Side entrance and Lobby for Servants, leading to the head of the Basement stairs, which descend beneath the principal flight.

f Library 14 ft. 9 in. by 14 ft. 6 in.

g Dining room 17 ft. 0 in. by 14 ft. 6 in.

h Withdrawing room 19 ft. 0 in. by 14 ft. 9 in.

i Ante-room, or Music-room 14 ft. 9 in. by 9 ft. 6 in., and

On the ONE PAIR or CHAMBER FLOOR 9 ft. 0 in. high, we have:—

a Morning Room or Best Bed Room, as might be elected, 14 ft. 6 in. by 12 ft. 0 in.

b Landing and stairs to the terraced roof over the centre portion of the building.

c Bath-room 9 ft. 0 in. by 9 ft. 0 in.

d Bed-Room 14 ft. 9 in. by 9 ft. 0 in.

e Back Bed Room 14 ft. 6 in. by 12 ft. 6 in.

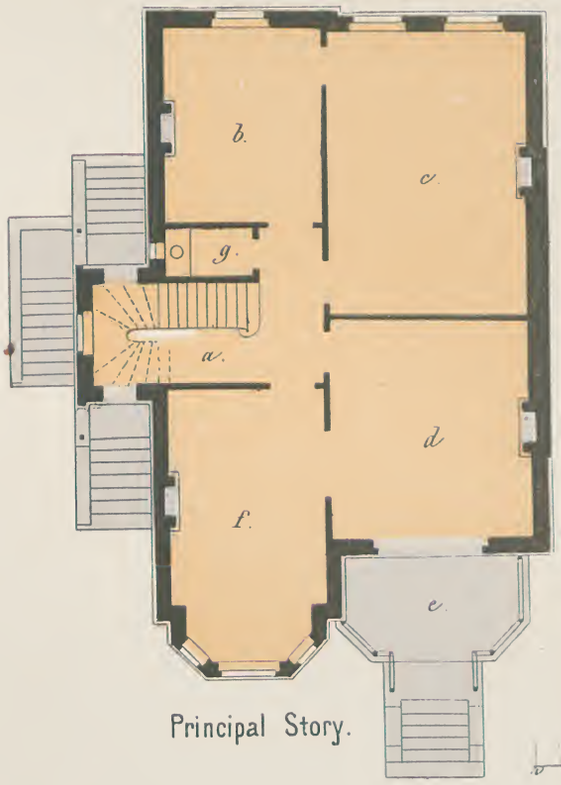
f, *g*, *h* Bed Rooms, respectively 14 ft. 9 in. by 7 ft. 6 in., 14 ft. 9 in. by 13 ft. 0 in. and 14 ft. 9 in. by 7 ft. 6 in.

Of these three last rooms, *f* and *h* might be appropriated to Servants, and *g* as a Nursery.

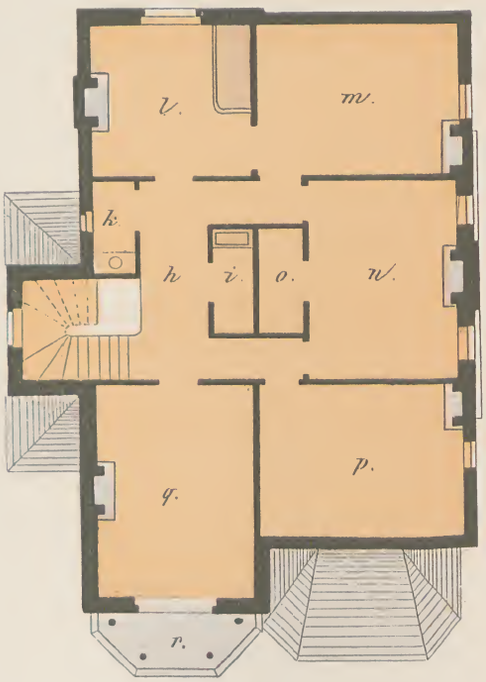
i Upper part of principal Staircase and well-hole of the same.

The House therefore may be described generally as containing Entrance Hall, four Sitting rooms, and six Bed-rooms, &c. with Kitchen, and other necessary offices, in all 13 or 14 rooms, an amount of accommodation not more than sufficient for the requirements of a family of the better middle class.

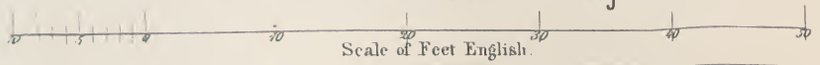
Front Elevation.



Principal Story.



Chamber Story.



A SUBURBAN VILLA (GERMAN) PL. I.

DESIGN No. 11.

A SUBURBAN VILLA—GERMAN.

(*Plate* 1.)

This is a pleasing character and form of the single or detached Villa for a suburban situation, and might also with slight alteration of the plan, involving only the position of the lights and the access to the Basement on the entrance side, be arranged for a semi-detached pair of Villas; the projected side entrance forming the point of junction between the two. Its main characteristics are more strictly of the German kind, but the same general arrangement and feature is applicable equally to an indigenous style.

Like the German examples already given, it has the projecting Verandah leading, independently of the use of the front door, from the principal floor,—in this case from the Library,—down to the gardens; the Porch at the main entrance, corresponding in design with the Verandah; the advanced or overhanging and ornamented Gable rafters; and the long casemented windows so usual in foreign Villas generally of this class. The mode of dealing with the architectural decoration of the elevation is also similar to that which the other German designs present.

Beyond these points, however, which are those of detail, having reference to particular country or derivation, there is nothing, as before said, to interfere with the reception of the design as applicable to a common want, to be regulated and varied only as far as may be called for by a different situation and the characteristics of another or of a home nationality.

With respect to the material indicated on the elevation the same remarks as those offered in noticing the similar designs previously given will equally apply. A cement coating, as presumed in the elevation, may be adopted, or the walls might be of brickwork, either of one or more colors. This latter mode of dealing with the exterior would create a variety and warmth of effect in most cases preferable to the sameness and coldness of tone which is the accompaniment of the cemented surface, particularly where unbroken by overlaid ornamentation. The Verandah and similar screen at the main entrance might be of iron, or wood, so treated as to accord with the ornamental woodwork of the roof, might be used for these, as well as for the railing between the posts of the same, and for that round the balcony. This latter suggestion, if followed, would probably still further establish the foreign or German character of the Design.

As regards Plan it has been considered unnecessary to shew more than the arrangements of the Ground, or Principal, Floor, and of the Chamber Story. Those of the Basement would

be necessarily subservient to the upper construction, and the appropriation of the space to the respective rooms and domestic accommodation called for here would be a matter of very easy disposal. The Kitchen might be under the room *c* of the Ground plan, as of good size and to the rear of the house; the Scullery under *b*, as contiguous thereto; both being in proximity to the servants' entrance, placed beneath the steps leading from the principal floor to the back garden. Under *g* would be the Servants' water-closet; under *f* a Servants' room, and the space below *d* and *e* might be appropriated to the cellarage. Such appears to be a convenient arrangement, but others equally so might probably suggest themselves on further consideration.

On the PRINCIPAL STORY, 11 ft. 6 in. high, the distribution is as follows, viz:—

a Entrance Hall, and staircase to upper floor.

b Study, Parlor, or Breakfast-Room 14 ft. 9 in. by 12 ft. 0 in.

c Dining-Room 21 ft. 6 in. by 15 ft. 0 in.

d Morning-Room, or Second Drawing-Room, or Music-room 16 ft. 0 in. by 15 ft. 0 in. opening upon—

e The Verandah and steps to front garden.

f Principal Drawing-room 16 ft. 0 in. by 13 ft. 0 in.

g Water-closet for principal floor.

On the CHAMBER STORY, 8 ft. 9 in. high, the accommodation afforded is:—

h Landing.

i Housemaids' closet.

k Water-closet for Chamber-floor.

l and *m* Bed-rooms, respectively 12 ft. 6 in. by 11 ft. 6 in., and 15 ft. 0 in. by 11 ft. 6 in.

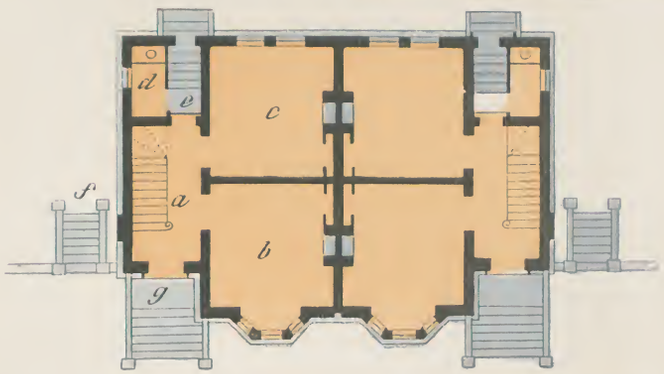
n Nursery 15 ft. 0 in. by 11 ft. 6 in.

o Linen-closet.

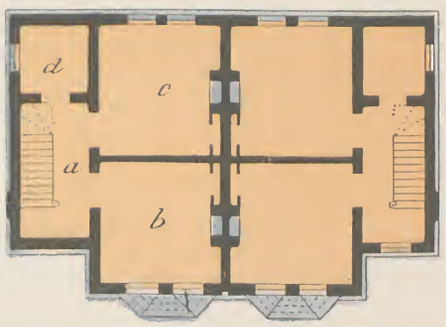
p and *q* Best Bed-rooms, the former 15 ft. 0 in. by 11 ft. 9 in., the latter 16 ft. 0 in. by 12 ft. 0 in.

r Balcony.

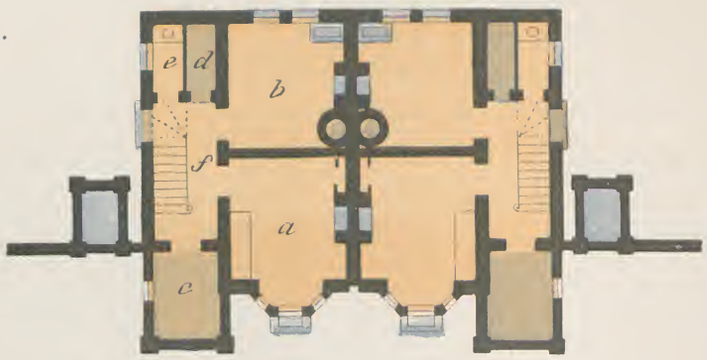
Scale of 10 5 0 10 20 30 40 the Plans.



Ground Story.



One Pair Story.



Basement.

A PAIR OF VILLAS - ANGLO - ITALIAN. PL. I.

DESIGN No. 12.

A PAIR OF VILLAS—ANGLO-ITALIAN.

(*Plates* 1, 2 and 3.)

The pair of semi-detached Villas shewn in this Design correspond almost exactly with a range of such erected some few years since at Milton, in Kent, on land then belonging to a Freehold Investment company. They were of a class and capacity designed with especial reference to a limited cost (of £ 500) and consequent moderate capacity. They are, in fact, designating them from the number of rooms which they respectively contain, seven-roomed Villas: six perhaps, more correctly speaking, since the seventh is merely a small Prospect room, Study, or Smoking-room in the upper part of the Tower, and over the upper Landing,—while *d* on the One-pair plan is a mere store or linen-closet which might be formed into a china-closet and water-closet, if such were desired, for the Chamber-floor.

Their character is to be described as Anglo-Italian, or an adaptation of simple Italian general features to the tastes and habits of this country. As the view shews, each house consists of a Principal and Chamber floor, elevated on a Basement story, raised as respects its front portion, in great part above the ground level, for the sake of light and freedom from the dampness which, without the intervention of a dry area, usually finds its way to stories constructed beneath the surface, whether in a measure only or wholly. As regards the rear of the houses it will be seen that the Basement is entirely above ground, for which opportunity was afforded by the difference in the level of the site in the front and at the back. The access to this lower level is by the gate in the protecting parapet wall seen on the right of the picture, and the head of the servants' entrance doorway appears just above.

In the orthographical arrangement or distribution of these floors, the front rooms are brought in advance of the principal entrance, which is approached by steps from the front garden and opens beneath the Tower on to the hall and staircase; an extension of this part forming the return side and the extent of the building in depth.—A back entrance or means of reaching the gardens from the higher level of the Ground story is obtained by a flight of steps from the staircase hall, at the top of which and immediately adjoining externally to the back door from the hall, is the water-closet for the principal floor; the space below being occupied by a similar closet for the servants and a small cellar under the steps, and that above by the small room on the One-pair floor, before mentioned.

In the decorative treatment of the exterior it will be seen that the main walling, whether

considered as a coated surface, agreeing with the view,—Plate 1—or with the detailed portions shewn in Plate 2 and 3, where uncovered brickwork is indicated, is relieved by horizontal bandings and other introductions of coloured brick, red and black. The strings and cills, the base-moldings and key stones, &c. are assumed to be stone. This kind of relief is equally applicable in both cases, and if it were desired to adopt, as might be convenient in certain localities, where red brick is the staple commodity, the latter material might be introduced for the main construction, and the red bandings might be exchanged for white, or such might be formed in grey stocks or in malms with good effect; the black brick courses being in each case retained.

For the roofs, cut slate and a tile cresting, or roofing tile such as described in Design No. 11, might be adopted. The finials should be composed of lead and iron; the overhanging rafters and other woodwork of roof should be oak or good red deal varnished.

As to plan and the accommodation shewn thereon,—see Plate 1—, we have in each house:

On the BASEMENT, 7 ft. 6 in. high,

a Kitchen 12 ft. 6 in. by 12 ft. 6 in., exclusive of the Bay window.
b Scullery, with sink and copper 13 ft. 0 in. by 12 ft. 6 in.
c Pantry.
d Coal-cellar.
e Servants' Water-closet.
f do. stairs to upper stories, and entrance to Basement beneath same.

On the GROUND STORY, 10 ft. 4 in. high,

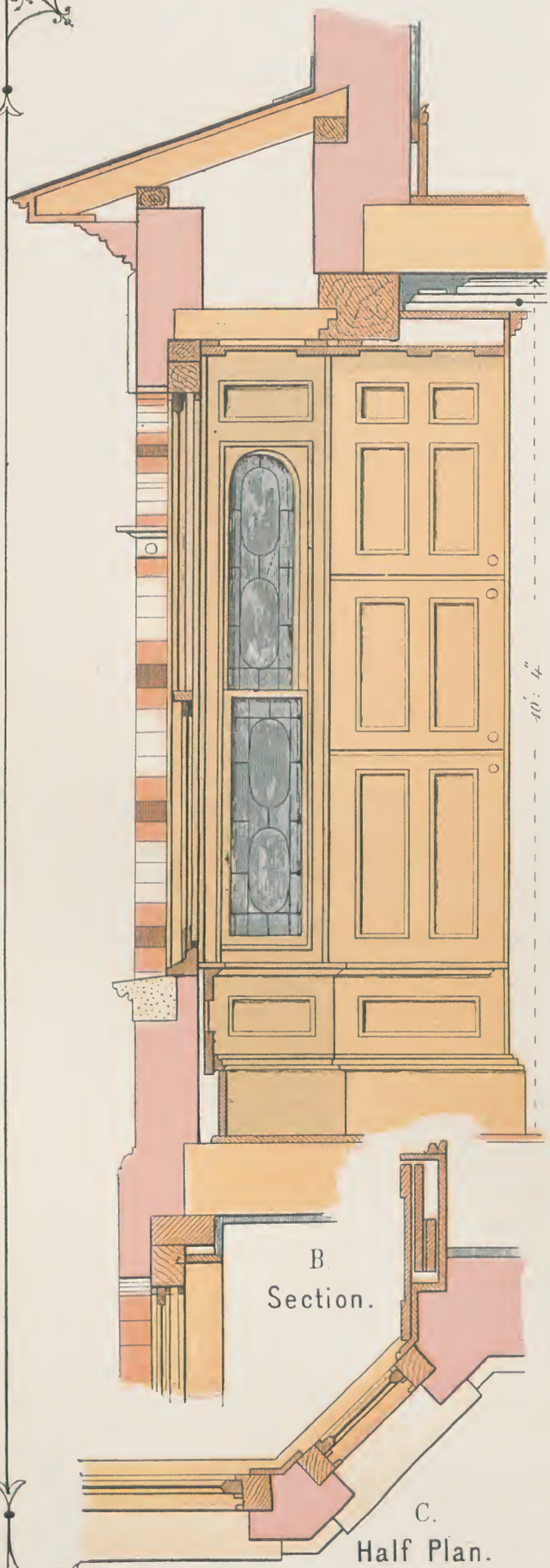
a Entrance Hall and Staircase.
b Front Parlor, or Drawing Room 14 ft. 0 in. by 12 ft. 9 in.
c Back do., or Dining Room 13 ft. 6 in. by 12 ft. 9 in.
d Water-closet.
e Landing and steps to back garden.
f Steps from front garden to the lower level of entrance to the Basement and the back gardens.
g Landing and steps to front or Principal entrance.

On the ONE PAIR or CHAMBER STORY, 8 ft. 0 in. high:—

a Landing and stairs to Turret-Room.
b Principal Bed Room 13 ft. 6 in. by 12 ft. 9 in.
c Back Bed Room 13 ft. 6 in. by 12 ft. 9 in.
d Servants' Room 7 ft. 6 in. by 7 ft. 0 in.

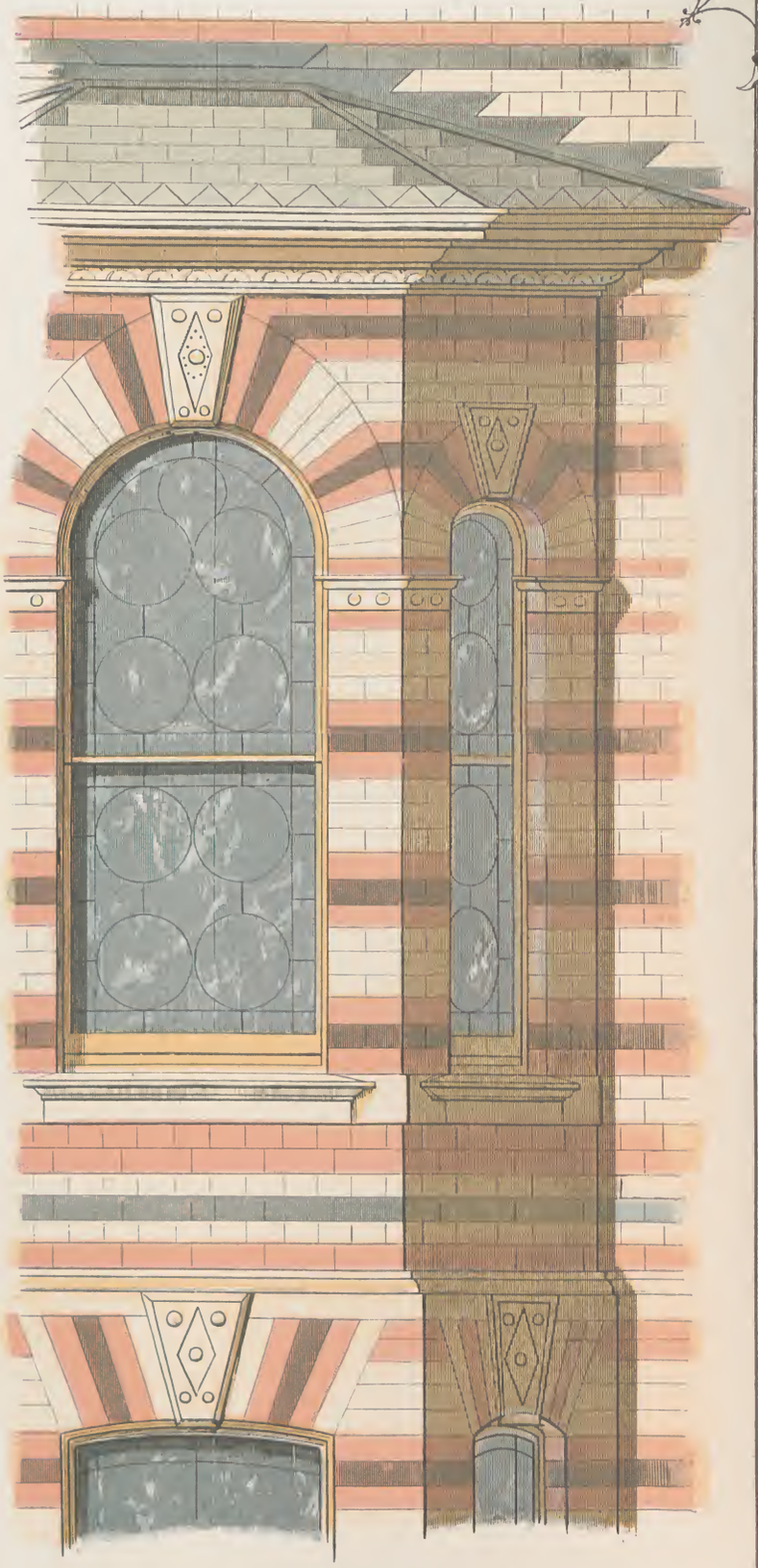
and in the Tower, or Turret,

a small Prospect Room, Study, or additional Servants' Room 8 ft. 6 in. by 7 ft. 0 in.



B.
Section.

C.
Half Plan.



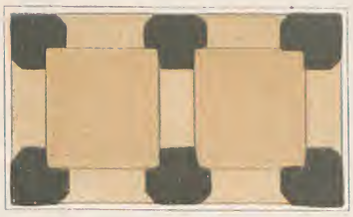
A.
Elevation.

0 1 2 3 4 5

Scale of Feet.

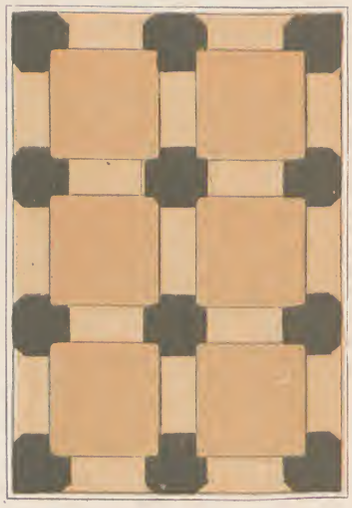
A PAIR OF VILLAS-ANGLO-ITALIAN. PL. II.

C.



Elevation of Turret.

B.



A.

Scale of 12 0 1 2 3 4 5 6 7 8 Feet.

A Pair of Villas – Anglo-Italian – Pl. 3. Details.

With reference to the detailed illustration, that given in

Plate 2 exhibits an Elevation in great part, and a Section and half Plan of the Bay-window which lights the front rooms, both on the Ground Story and on the Basement, with the mode suggested for the glazing of the sashes; shewing also the stone and other ornamentation of the piers and arches, &c., and the form and nature of the cills, and of the cornice and roof covering.

In the half Plan the arrangement of the shutters and their boxings is likewise indicated, and in the Section, with other constructional matters, the elevation of the front flap of the shutters, and the window back and other finishings of the interior of the Bay.

The scale of these several details is half an inch to a foot.

Plate 3 in a corresponding manner, and to a like scale, gives an Elevation of the upper portion, or stage, of the Tower or Turret above the Hall and principal Staircase, with its chimney, —shewn also in its return or side elevation at *B*, and in plan, taken through the flue vents, at *C*,—with other constructive and ornamental features. It also gives in *A* a plan, likewise through the flue vents, of the central chimney shaft between the two houses, shewn in the perspective view, Plate 1.

DESIGN No. 13.

A PAIR OF SEMI-DETACHED VILLAS—ITALIAN STYLE.

(*Plate* 1.)

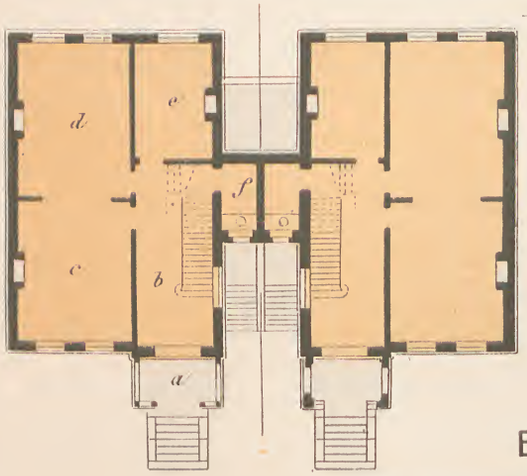
In this Design the Italian may be considered to be the prevailing character, though it embodies some points which may be held to depart from the more general and strict exhibitions of this style. These are not sufficiently numerous, however, or of such a marked kind, as to take from the propriety of the designation so given to it.

As in the case of the two similar semi-detached Villas of German character given as Design No. 7, the Elevation shews two varieties of architectural treatment, each, subject to the trifling difference shewn in the porches, based upon plans which correspond with one another. The attachment of the two is also of a similar kind to that adopted in Design No. 7, that is to say, simply by a low wing-building containing the Servants' entrance and Lobby and Water-closets, in the Basement, and the similar conveniences on the two stories above, each reached from the landings of the principal staircase, and having the necessary cisterns for water-supply over them.

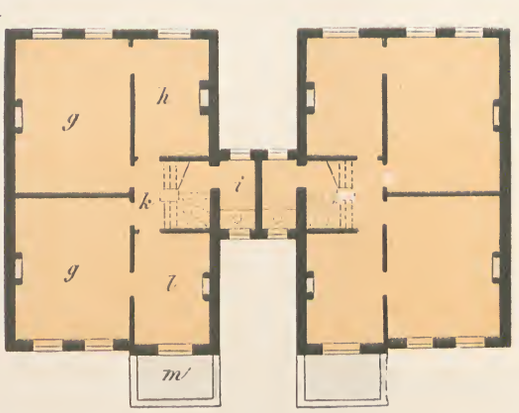
In elevation the two houses are nearly entirely similar to each other, a slight difference occurring only in the mode of dealing with the roof of the projecting portion of the fronts, one being pedimented and the other hipped, and in the finishings of the advanced Portico or Porch.

In the one case this latter feature is of a more permanent or substantial character than the other, inasmuch as it shews stone or brick enclosures taking the form of piers or pilasters, from the caps of which rise stilted flat arches, supporting a cornice and pierced parapet, with angle piers for the reception of vases, or other such like ornaments, above. In the other the enclosure is of wood resembling in character a Verandah, or what the Germans call the "tambour" rather than a Porch.—Its upper part, that is to say so much as is immediately above the height requisite for headway, is prepared for glazing, as might be also the two side compartments and the smaller ones on each side the doorway, and if folding doors with glazed upper panels were placed in the latter the whole Verandah, or Porch, might form a Conservatory, through which to enter the house. This would be a very agreeable feature in a country or suburban Villa. In both cases the covering of these projected erections is a lead flat, access to which is obtained by folding casements from the room *l* on the One Pair Story. In the first, as before noticed, this flat is surrounded by a pierced parapet of stone, or other similar material. The latter is protected by a metal railing, in which ornamentation, more or less, according to taste, might be introduced. Both are likewise reached by a flight of several steps, by which means the principal

Front Elevation.

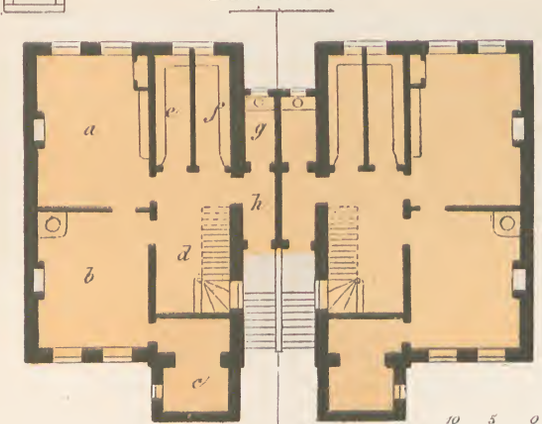


Ground Plan.

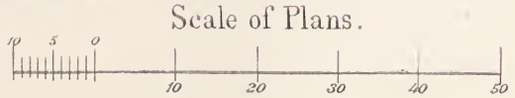


One Pair Plan.

Basement.



Scale of Plans.



DESIGN FOR A PAIR OF SEMI-DETACHED VILLAS-ITALIAN STYLE-PLATE I.

story is well raised upon the ground, and the Basement story proportionably elevated above such level upon the principal, and in accordance with the reasons previously given when speaking on this point. With reference to the material to be employed, the elevations shew, as in other Italian examples given, the cement covering, as one perhaps more generally, at least until lately, preferred for buildings of this kind. The quoins or angles of the projecting parts of the fronts are also formed in cement rusticated, as might also be the other angles of the building though not be shewn in the design. These rustications are capable of infinite variety and of all degrees of embellishment so that individual taste may be accommodated as respects this feature, which in many instances secures an architectural appearance very legitimately and at comparative small cost. The strings, window and door architraves and tabels, cornices, &c. are also presumed to be cement, but stone might be adopted for these and the other dressings mentioned, either with a cement coating for the general front, or with the use of brick simply left exposed.

As respects the windows it will be observed that, following not only an Italian, but a general foreign characteristic, they are furnished with casements, as distinguished from sashes, those of the ground story and those opening on the balconies above the porches having their height divided by a transom bar; the upper opening in two folds and without such division. Plate glass, or the best flatted French sheet glass, would be most suitable for the glazing of these as well as of the principal Entrance doors. The woodwork of both casements and doors, should be the best seasoned yellow deal, or where superior character and finish might be required, Mahogany might be applied with advantage, on the score of appearance and also as having less tendency to warp and twist when cut into the small scantling usually required in casements.

Broomhall Tile, or slate cut to pattern, or plain banded slate of two or more colors, as before suggested in other Italian designs, might be adopted for the roof covering, and if it were desired to reduce the capacity of the design, more particularly with reference to so much of it as is shewn to be comprized in this portion of it, that is to say, the accommodation within the roof, the same could readily be done by lowering the pitch of the latter, and limiting the elevation of the projecting part of the front, to the level of the cornice at the eaves; the pediment in the one case and the hipped roof in the other being made to issue from the main roof at this point, instead of at the higher level shewn on the elevation. This would curtail expense, by the entire omission of any rooms above those of the second floor, leaving the accommodation afforded such as is shewn on the plans given in the Plate, viz:—

On the BASEMENT STORY, 7 ft. 9 in. high:—

a Kitchen 19 ft. 9 in. by 14 ft. 0 in.

b Scullery, with sink and copper, &c. 16 ft. 0 in. by 14 ft. 0 in.

c Cellars.

d Servants' Stairs to upper floors.

e & *f* Store-Closet and Pantry.

g Servants' Water-Closet.
h ditto, Entrance Lobby, and steps up to front garden.

On the GROUND STORY, 11 ft. 0 in. high:—

a Entrance Porch.
b Hall and Staircase.
c Dining Room 16 ft. 6 in. by 14 ft. 6 in.
d Withdrawing Room 19 ft. 6 in. by 14 ft. 6 in.
e Parlor, Breakfast Room, or Study 13 ft. 6 in. by 10 ft. 0 in.
f Water-closet, and

On the ONE PAIR STORY, 10 ft. 6 in. high:

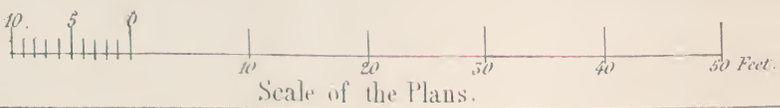
g g Bed Rooms, of the sizes, respectively, of the Dining Room and the Withdrawing Room beneath.
h Dressing Room and Bath Room, of the size of the Parlor below.
i Water-closet for Chamber floor, entered from the quarter space of stairs.
k Landing.
l Smaller Bed Room 13 ft. 0 in. by 10 ft. 0 in.
m Balcony, or flat over Porch.

The appropriations here given are of course—and the observations will apply in all other cases—not to be taken as arbitrary, but only as suggested ones. Particular notions or especial family requirements will probably in many cases necessitate a different arrangement in this respect, and where this occurs the plans given will be accordingly subject to such other appointment, orusesof the several rooms as may be preferred or found requisite.

Front Elevation.

Principal Story

Basement Story



Scale of the Plans.

A VILLA RESIDENCE (GERMAN) PL. I.

DESIGN No. 14.

A VILLA RESIDENCE—GERMAN.

(*Plates* 1 *and* 2.)

This Design, in the main resembling that given as No. 1, exhibits a suburban or perhaps more properly speaking, a rural Villa of the German class. It is wholly detached, and is assumed to stand within its own surrounding lawn and gardens. The principal, or what is usually in England denominated the Ground Story, is elevated 5 ft. 9 in. or thereabouts, above the general surface of the land, on a Basement, by such arrangement wholly lighted from, and as before advocated, in great part raised above the ground level, as is shewn in the Elevation, where the windows of the Kitchen appear beneath those of the Bay of the Dining Room.

This elevation of the principal floor has other advantages beyond that which applies to light and the opportunity it affords, as before remarked upon, for securing a dry lower story.—It economizes, in many instances, since the accommodation required, is obtained in a lesser extent of space than would be consumed were the principal story really a ground story, and the domestic accomodation necessary spread out in connection with it on the same level. With the Basement beneath there is likewise considerable saving of roof-covering. On an undulating surface it might be necessary also for view that the house should have more height than would be requisite in the other case. To these points may be added the fact that sites, particularly near London now, of the extent sufficient for even a moderate adoption of the surface disposition, would be expensive, either to purchase or to take on lease. So much of the area therefore as is saved by placing the Basement under the same roof as covers the rest of the house is gained for the garden,—a question of much value viewed in connection with a suburban or rural Villa, and the money cost of the requisite amount of ground to make this character real.

Placing the basement beneath and elevating the ground floor, it will be seen on reference to the elevation that the latter is reached from the front garden lawn or carriage drive, as the case may be, by a flight of 7 steps, admitting from beneath a timber Portico—placed on the right of the front, and agreeing with a Verandah of like material and construction placed before the window of the Library or Breakfast Room shewn on the left of the elevation—to the Principal entrance, opening by means of glazed folding doors and circular fanlight over upon the Hall and Staircase and thence to the several rooms on either story. From the Verandah on the left a like flight of steps leads also to the front garden, to be used as a separate or private means of access thereto; the Verandah being either enclosed with glass to act as a Conservatory, or left open in the ordinary manner. From the Music Room *d* on the Ground plan there is also a similar

private means of access to the front gardens, which might be likewise screened by a Porch, or left simply as a flight of steps with railing or ballustrade, as indicated on the plan. The servants' entrance from the exterior to the Basement is shewn on the right, or side, of the house at *h* on the Basement plan.

On the architectural treatment both constructive and ornamental of the elevations little need be added to what has been already said when describing other similar designs before given, and it is only perhaps necessary first to call attention to the limited height which the upper story exhibits as compared with the principal one. This is a peculiarity which should be retained as agreeing with the best examples of the Italian class. Protection from the sun and small and in-frequent opening as effecting this is an essential element and constant feature in southern architecture. Shortened elevation and well projected or overhanging roofs laid thereon secure as far as may be this desideratum in such case. Applying Italian appearance, therefore, to others, the same general principle should be followed and retained as fully as can consistently be admitted with requirements which are not wholly parallel or to the same extent necessary in climes less favored with a generally uninterrupted sunny sky.

The accomodation provided in the plans, shewn beneath the elevation, which is that of the main or principal front is in

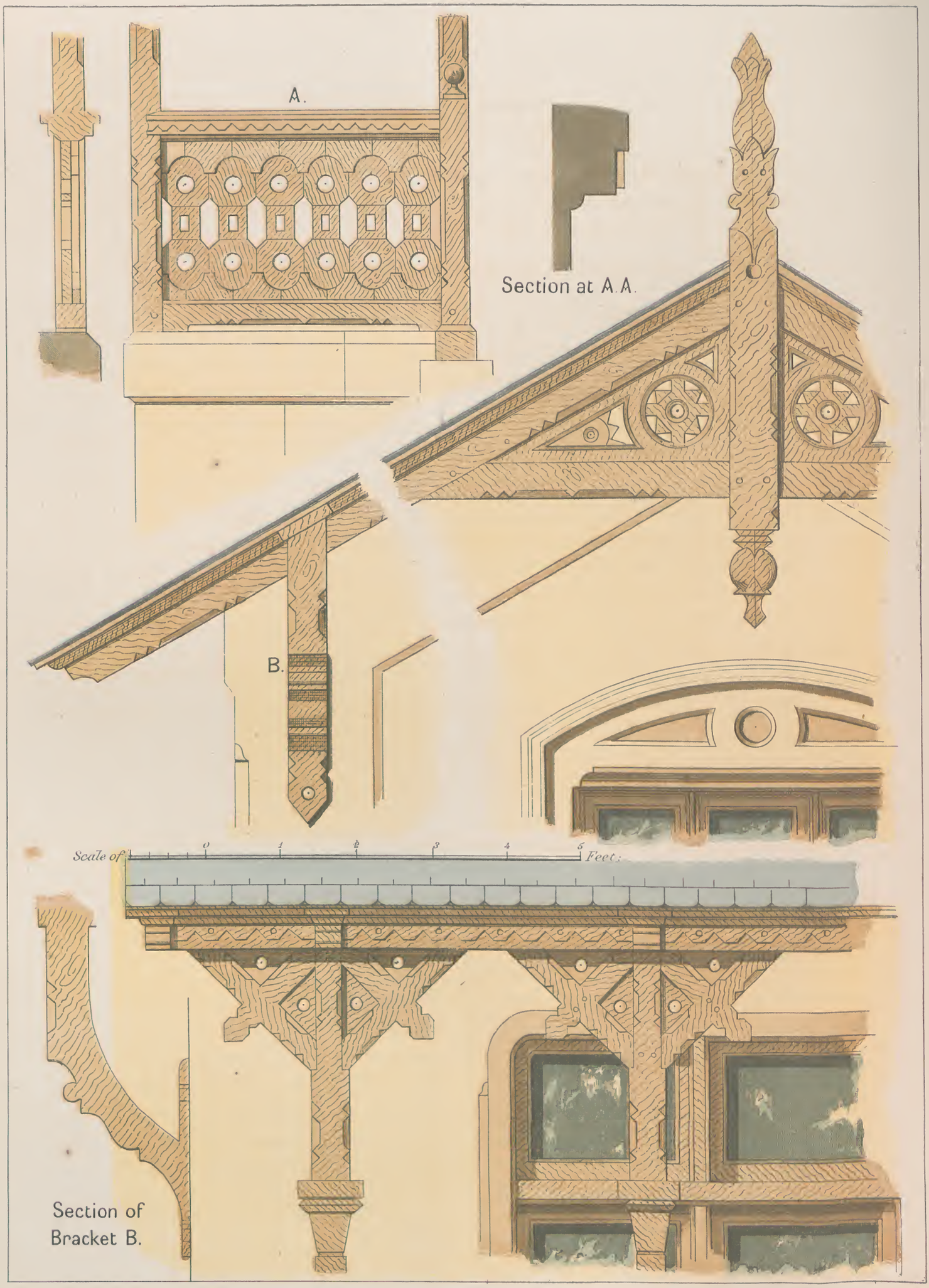
Plate 1 is as follows: viz:—

On the BASEMENT STORY, 8 ft. 0 in. high,

a Kitchen 15 ft. 0 in. by 13 ft. 6 in., exclusive of the area of the Bay-window.
b Scullery 15 ft. 0 in. by 14 ft. 9 in., average width.
c Store Room 11 ft. 0 in. by 7 ft. 0 in.
d Servants' ditto 13 ft. 0 in. by 11 ft. 6 in.
e Pantry 13 ft. 0 in. by 7 ft. 0 in.
f f Wine and beer cellars.
g Servants' Water-closet.
h ditto Entrance and steps.
i ditto stairs to Ground and upper Stories.
k k Coal and Wood-cellars.

On the GROUND or PRINCIPAL STORY, 11 ft. 6 in. high,

a Dining Room 16 ft. 0 in. by 14 ft. 9 in., exclusive of Bay-window.
b Library, and Breakfast-room 17 ft. 0 in. by 14 ft. 6 in.
c Withdrawing Room 20 ft. 0 in. by 15 ft. 0 in.
d Music Room 11 ft. 0 in. by 10 ft. 6 in., with private steps to back gardens.
e Water-Closet and Lobby thereto.
f Outer Hall and Principal Staircase.



A VILLA RESIDENCE-(GERMAN)-PL:2-DETAILS.

g Inner Hall and Vestibule, &c.

h h Closets for Hats, Cloaks, &c.

i The Verandah, or Conservatory, opening from Library to front lawn, &c.

k Porch or Portico before the Main entrance.

Of the detail of the exterior woodwork shewn on this design.

Plate 2 exhibits in—

A and *B* Portions of the ornamental Verge rafter and its brackets—in

C the head and ornamented braces and upper parts of the uprights or posts of the Verandah and Porch,—and in

D the cut boarding enclosing the lower part of the former; each drawn to an enlarged scale for clearer exposition and practical use.

Of this kind of ornamental woodwork it was observed in an earlier part of the work that fuller illustration would be subsequently given. The plate here presented fulfils this promise so far as shewing its application in the instance of this design. Exemplification of the varied effects which may be produced by the introduction in proper cases of similar adjunctive features in the same material, will be still further entered into, since in architecture strictly rural, that is to say, in Villas and Cottages apart from towns or their suburbs, where adverse legal restrictions interpose the bar of fixed regulation and appointed mode, the use of timber for such, or for even more fundamental and permanent portions of the fabric, will always largely recommend itself. To how many an eye the trellised Verandah is inseparably associated in theory and sentiment with the Country house, and to how many such does it not practically add comfort in the shape of shelter, both from the summer's noon-day sun and from the winter's snow and rain. Artistically also how pleasant to the sight and how thoroughly part and parcel of a picture with the green trees and fields of the country is the tendrill-covered Porch, weighty with its burden of the dark green ivy, the blushing rose, or the pale clematis. For the Porch and the Verandah then, independently of other feature, the application of timber may be well sustained; and that such use, properly and fitly entertained, may be connected with and made to add much to architectural beauty and convenience, but little observation is necessary to prove.

DESIGN No. 15.

A PAIR OF SEVEN-ROOMED VILLAS (SEMI-DETACHED)—ITALIAN.

(*Plates* 1, 2, 3, 4 and 5.)

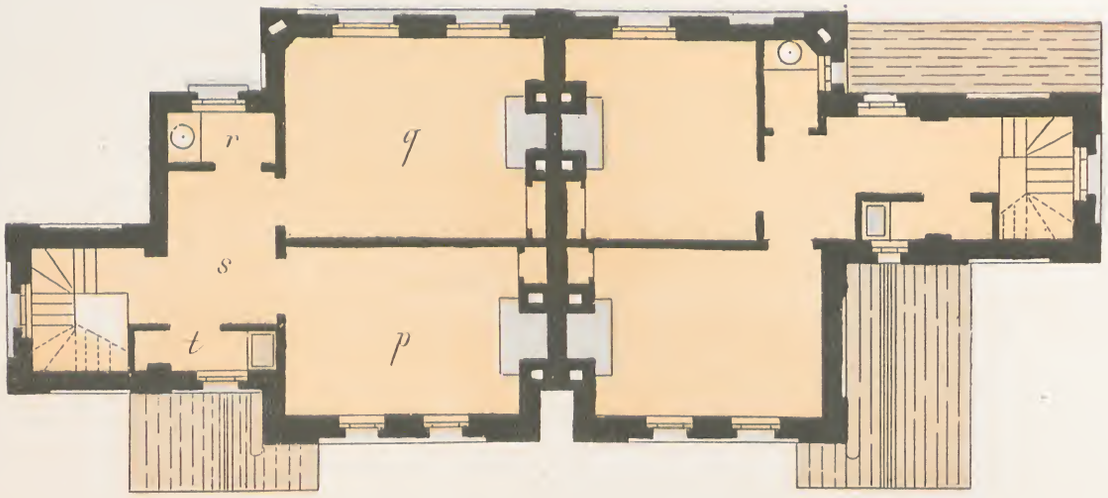
In this design is exhibited, meeting a frequent want as regards capacity of house, the Elevations and Plans with sectional and other Details, &c. of a pair of semi-detached Villas, containing seven rooms, with a small additional chamber, to be used for the purposes of a retired Study, or where it might be desired a Prospect Room, or it might be appropriated as an Extra Servants' Bedroom. It is, as will be observed, formed in the upper part of the Tower, and may be ascended to from the landing of the Chamber Story by a continuation upwards of the general stair, or otherwise. The remaining rooms comprize those of the Basement, three in number, with the usually required conveniences; those of the Ground floor, two in number; and those of the One Pair floor, also two; each story having in addition the necessary Closets, &c.

It is to be noticed that in the disposition of these several rooms on the plan given in Plate 1, some little difference of arrangement occurs in consequence of a variation made in the position of the Tower in each house, which in one case is placed towards the front and in the other towards the back. These differences, however, merely relate to the non-corresponding situation as regards the one house and the other of the Pantries and coal-cellars in the Basement, and of the Lobbies and specimens on the Ground stories respectively, and being simply entailed by the different place of the Inner in each case, only so far, and to no greater extent, interfere with the similarity of the idea, or the accommodation represented.

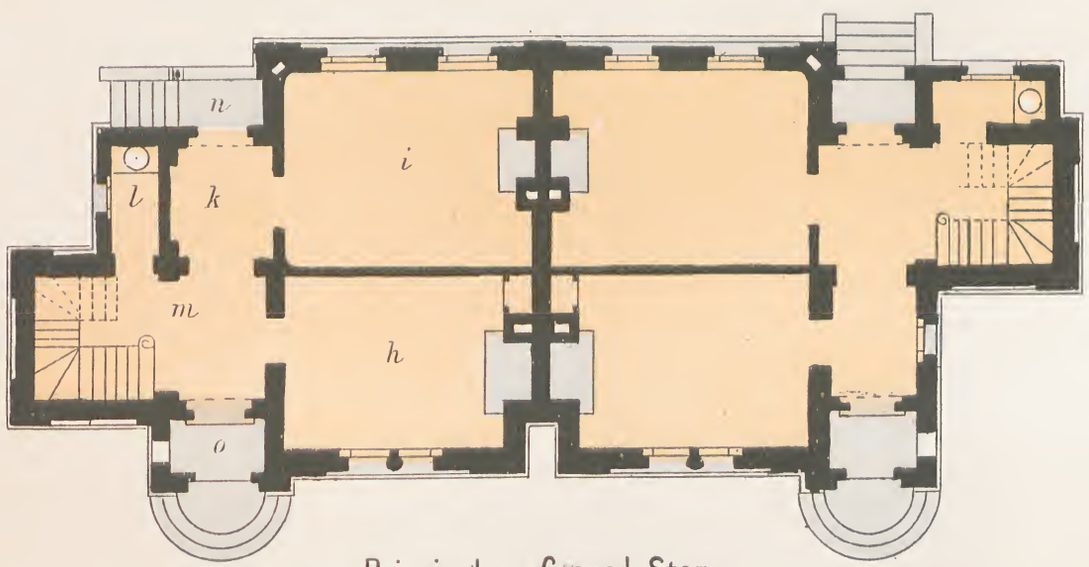
With reference to the exterior appearance the matter is slightly different, though the alterations made do not perceptibly affect the geometric projection or representation of the building,—as will be perceived on looking at Plates 2 and 3,—but become apparent only in a perspective view, and largely, it may be fairly considered, to the advantage of the design.

There is necessarily no good cause why strict uniformity of plan and elevation should appear even in a conjoined or semi-detached Villa such as is here proposed. On the contrary there are often far more cogent or absolute reasons why a departure from such a course should be followed. In the case of the present design there is sufficient, in fact, a close adherence to the same likeness, but qualified by the variety of outline and effect which the altered position of the main or most prominent feature affords.

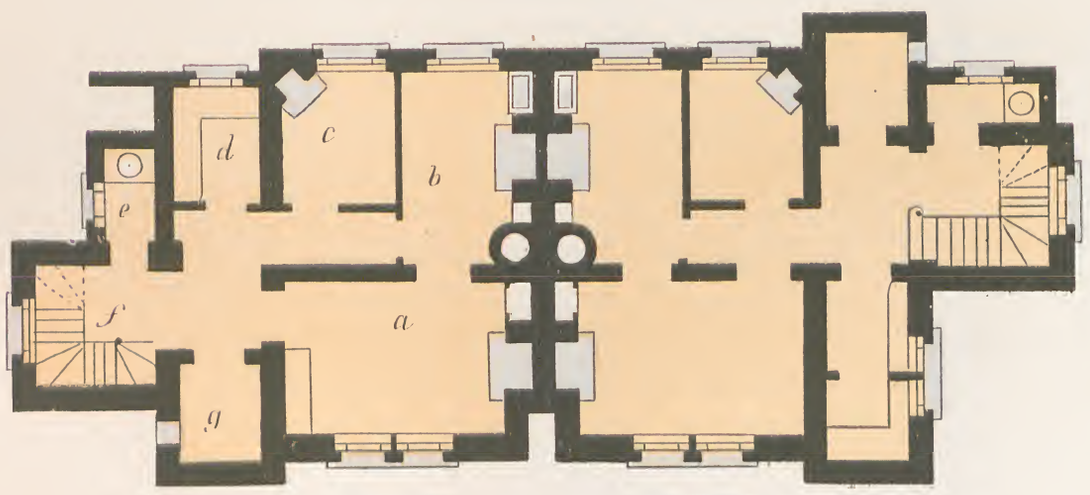
The extent to which this operates will be at once seen on reference to Plate 4, where the



One Pair Story.



Principal or Ground Story.



Basement Story.

Scale of 10 5 0 10 20 30 40 Feet.

FRONT-ELEVATION.

10 5 0 10 20 30 40 50 60

Scale of Feet.

A PAIR OF SEVEN-ROOMED VILLAS - ITALIAN - PL. 2.

perspective aspect of each house is shewn projected from the plans as they appear on Plate 1 and would be represented, the elevation exhibited in Plate 3, as distinguished from that given in Plate 2, being the one allotted.

In this Plate (Plate 4) *A* is the front view of the house, the plan and elevation of which occupies the right house of plates 1 and 2, respectively. *B* being a similar view taken, however, from the back of the house on the opposite or left hand side of the same plates, each represented as they would appear according to the design given in Plate 3.

In the former the Tower agreeing with the geometrical drawing is shewn in a position removed towards the rear of the house, leaving the entrance Porch and some length of side wall or return of the building in advance of the Tower, and forming on the plan a front Lobby or Vestibule to the Hall and Staircase. In the latter the Tower is only very slightly kept back or recessed from the front of the house sufficient only for giving the requisite size or area to the Porch which screens the front door. In this case the Lobby or Vestibule in connection with the Hall and Staircase is consequently placed in the rear of the latter and opening immediately upon the steps leading to the garden behind and shews itself as a projection backwards instead of forwards from the Tower, cuffering thus and to the further extent from *A* that in the latter, as before mentioned, the back Porch and steps are reached direct from the main or inner Hall and Staircase, promising a lesser projection to a closer approach to the back front.

The varied arrangement of the plan in each house and the perspective effect and appearances produced thereby, being thus generally adverted to, the accommodation afforded has next, following previous course, to be noticed.

In each case there is:—

On the BASEMENT STORY, 8 ft. 0 in. high:—

a Kitchen 10 ft. 0 in. by 12 ft. 0 in.
b Scullery 14 ft. 6 in. by 10 ft. 0 in.
c Servants' Bed-room 10 ft. 0 in. by 8 ft. 6 in.
d Pantry.
e Water-closet (Servants').
f Staircase to Ground floor.
g Coal-cellar.

On the GROUND STORY, 9 ft. 6 in. high, there is:—

h Front Parlor, or Dining Room, 16 ft. 6 in. by 12 ft. 6 in.
i Withdrawing Room, or second Parlor, 16 ft. 6 in. by 14 ft. 6 in.
k Lobby or Vestibule, in one case to the front and in the other to the rear.
l Water-Closet for Ground floor.
m Hall and Staircase.

n Back Porch and steps to garden.
o Front ditto ditto.

On the CHAMBER STORY, 9 ft. 0 in. high:

p Bed-Room corresponding in size with the Parlor below 16 ft. 6 in. by 12 ft. 6 in.
q Best Bed-Room, also corresponding in size with the Room beneath, 16 ft. 6 in. by 14 ft. 6 in.
r Water-Closet for Chamber floor.
s Landing and passage to rooms, &c.
t Housemaid's Closet with sink, &c.

and in the upper part of the Tower a small additional room may be obtained to be appropriated as before suggested.

Approaching the consideration and description of the Elevations it is to be observed that in dealing with this part of the design two ideas as respects architectural treatment are represented in the plates 2 and 3, the plans in Plate 1, being common to both, and it will be seen that in the one case, that of the former, it is a front elevation of the design which is exhibited, and in the other, that of the latter, the back elevation. This has suggested itself as offering a variety in the representation, and as affording the opportunity for the adoption of either idea according as a difference in individual taste may direct.

In the first mentioned plate the elevation shews what may be, perhaps, more correctly denominated a modern or adapted phase of the Italian character. In the second the purer and more foreign style predominates, and it is for this reason, seeing that it should always be the aim to approach as nearly as possible to original types that the latter elevation has been selected for the perspective illustration referred to when speaking on the different position of the Tower on the plans, and given in Plate 4, with respect to either the mode of finish may be the same. In such case colored brick as shewn may be fitly introduced in connection with ordinary brick coated or cemented over, or with white brick or picked stones. The latter particularly look very well, where they are carefully selected, in conjunction with ornamentation in red and black brick.—Introductions of green as well as dark blue brick or tile joined with red or with brown terra cotta enrichment also have a very good effect associated with the adoption of white brick for the main or general construction.

In Plate 2 an admission of the red and black is chiefly shewn. In Plates 3 and 4 a yellow brick, for which Malm facing bricks might be substituted when less vividness of color might be desired, has been added at the same time that a generally fuller introduction of the colored material has been introduced. Encaustic tile and inlaid ornamentation has also a place in the facia or colored band which finishes the walls beneath the overhanging roofs, as well as in the key and sprinking stones of the windows and door-angles, &c. In other parts the building is simply coursed in colored material.

Elevation.

Scale of 10 5 0 10 20 Feet

A Pair of seven roomed Villas - Italian - Pl: 5.

B.
Perspective-View-of-Back.

A.
Perspective-View-of-Front.

A Pair of Villas-Italian Pl.4.

A Pair of seven-roomed Villas-Italian-Pl. 5. Details.

For the roofing, as will be seen, tile is chosen, for the reasons which have been before given, and with a view to a complete assimilation with the general one and character as respects the colored treatment, the red tile which forms the principal component part is relieved by fonds of slack or darker colored tile, and a ridge ornament and cresting of the same.

It will be unnecessary to add, since the observation has been already more than once repeated, that the parts of the elevations and perspectives left without the coursed color on the plates, may be either cemented surfaces or built with the slack or other descriptions of brick to which reference has been just now made under a choice of the latter, connecting courses of the colored brick might be advantageously, perhaps, carried across the piers after the manner shewn in the perspective view *B* in Plate 4, or in figure 2, Plate 5, which gives sundry portions of the detail of the design with its enrichments to an enlarged scale of one half of an inch foot shewing in:—

Fig. 1. The double window of the front rooms on the Ground floor with its marble central column and its Store balcony and railing, &c.

Fig. 2. The Elevation of the upper part of the front Porch, with the door of entrance to the house seen within and its iron finial or apex ornament.

Fig. 3. The Elevation of part of the raking frieze of the main front with the brackets, &c. must support the overhanging verge rafter, &c.

Fig. 4. The Elevation of the like frieze to the Tower with the supporting roof of the same.

Fig. 5. The knop or finial to the balcony railing, and in:—

Fig. 6. The flowered Finial on the Porch roof.

Both these last mentioned are enlarged to thrice the size of the elevations thereof in Figures 1 and 2 respectively.

DESIGN No. 16.

A NINE-ROOMED VILLA—TUDOR-GOTHIC.

(*Plates* 1, 2 *and* 3.)

This is an adaptation of the general Characteristics exhibited in English houses of the Tudor period to the modern purposes and requirements of an English Country Villa of an inexpensive description and of a capacity suited to the wants of a moderately sized family.

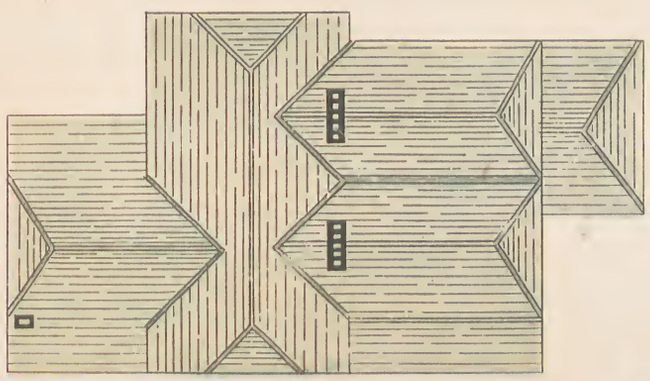
It follows in arrangement the good old practice before noticed of being limited to two stories in height as respects the main accommodation and main elevational appearance. Seeing, however, that a high pitch, in intimation of the old roofs, is retained, a portion of the space included within this part is made use of for servants' rooms, or if the family embraces young children, Day and Night Nurseries, removed by this position from too close a proximity to the other Chambers.

These servants' rooms occupy as will be observed the main or higher roof of the building and are lighted respectively from the front and back gables thereof. The window of the front room shews itself in the elevation above those of the chamber on the first floor below. In the lower roofs over the bed rooms situate above the kitchen and scullery there would not be sufficient height for similar appropriation, but the space here, if floored above the ceiling joists of the One pair might be rendered available as lumber or stowage lofts, very useful adjuncts to a Country house. It has not been thought necessary to give a plan of these last mentioned rooms inasmuch as in floor surface they would be simply reproductions of those below.—The plan of the roofs within what they would be comprized is, however given, that the opportunity afforded by the constructive treatment of the latter for their introduction, may be the more clearly perceived and understood.

Without this additional accommodation the house contains nine rooms in all with the requisite attached pantries, Store-room, Cellars, Water-closets, &c. There is no Basement or underground story, the domestic portions of the building and its offices being placed on the same level as the superior rooms of the ground story, the access to the latter being by means of the recessed Porch leading to the Entrance Hall and Staircase shewn on the left of the plan, and to the former by a separate Servants' entrance and Lobby forming a part of the low building placed on the right, and containing also the Cellarage and Servants' Water-closet opening upon the enclosed Servants' Yard, behind and from thence to the garden and the grounds.

Scale of the 10 5 0 10 20 30 Elevation

Chamber Plan.



Roof Plan.

Ground Plan.

Scale of 10 0 10 20 30 40 50 60 the Plans

A Nine roomed Villa-Tudor Gothic. Pl. 1.

The capacity or contents of the house thus described are arranged as follows: viz:—

On the GROUND STORY, 10 ft. 6 in. high,

a Front Porch, recessed.
b Entrance Hall and principal Stair.
c Back Porch and steps to garden, &c.
d Water-closet.
e Dining Room or Parlor, 20 ft. 0 in. by 16 ft. 6 in.
f Withdrawing Room 20 ft. 6 in. by 17 ft. 6 in.
g Kitchen 21 ft. 0 in. by 16 ft. 0 in.
h and *i* Store and China-closet.
These two closets are kept as low buildings, see Elevation.
k Scullery 16 ft. 0 in. by 12 ft. 0 in. with copper, sink, &c.
l Pantry.
m Servants' entrance and lobby.
n Wine and Beer-cellars.
o Coal-cellars.
p Servants' Water-closet.
q Yard enclosed from the garden, &c.

On the ONE PAIR STORY, 9 ft. 6 in. high,

r Landing and passage from principal stairs.
s Dressing Room, or smaller Bed room, 15 ft. 6 in. by 14 ft. 6 in.
t Main, or Best, Bed room 20 ft. 6 in. by 17 ft. 6 in.
u and *v* Bed rooms respectively 20 ft. 0 in. by 16 ft. 0 in., and 20 ft. 0 in. by 13 ft. 0 in., on the average.
w Back Bed room 20 ft. 0 in. by 13 ft. 6 in.
x Water-closet for Chamber floor.
y Stair to attics and lofts.

For the elevations red brick, with window and door quoinings of freestone, are assumed. These would be the more proper material to be employed, seeing that such were the prevailing ones in domestic erections of the class and nature here represented. If stone, however, were rendered undesirable by the expense of long carriage, or by being of a local kind unsuited to the purpose, or by other preventive circumstances, such might be superceded by brick introduced for these portions of the work as well as for the other parts. There is now no difficulty in most cases of procuring molded bricks to any required pattern, not only for window and door jaumbs, mullions, labels, &c., but for almost every feature for which stone was formerly employed. The enriched spandrils and other molded work of the Porch archway, shewn in the elevation, might

readily be executed in brick. In the case of stone being rejected, however, it would be necessary to depart from the Design, as shewn in the plate, to the extent of omitting the quoinings of the windows and other openings to which such are applied.—The introduction of stone is, as before said, here assumed and consequently the character and treatment appropriate to this material is exhibited. Where brick is employed solely these quoinnigs would not appear, but the angles of all openings would be formed in the molded or by more simple splayed brick, and would shew such an angle-finish accordingly.

In thus referring to stone or brick for the purposes here named, it is of course to be understood that the more legitimate methods of building are to be followed, and should a contrary desire be entertained or originate, as it is too often the case, in the wish to obtain the effect without the reality of the means or materials used, because less costly, one other mode has the sanction, to some extent, of a comparatively ancient authority. In an old house not far from Barking in Essex, of late Tudor age, the quoinings and such like finishings to door and window openings, &c., are formed in a very tenacious and stonelike looking Cement. This latter material might therefore, without absolute impropriety, be substituted for stone, where the latter is indicated in the design. In this case the brickwork, where it is to be covered with the cement, should be recessed or kept back from the general face of the work about three quarters of an inch, so that the cement may be worked to finish flush with the face of the other portions, and not in projection. Projected quoinings are wrong in principle in gothic work, such being here as a rule, and thus distinguished from classic work, the principle of recession, not imposition of molding or surface, so applied.

For the roof covering plain tile would be the most fitting in association with the red brick, and as conveying ancient character, or a good grey slate, as shewn on the elevation, would not be inadmissible, and if banded with tile and crested with a tile cresting, would be more agreeable as relieving so large a surface of otherwise one color; or the Green slate might be banded or arranged in pattern with the same material of another color. The Chimnies, where the house shews the plainer treatment exhibited on the elevation, should have the rectangular shaft capped with a molded brick capping of simple design. Where ornament and molded work is introduced, ornamented brick chimneys should follow, and of these there is no lack of variety to be easily obtained.—In many cases the ornamental chimney occurs in houses in other respects with but few if any other ornamental features to accord.

The external Doors to be strictly in character should be oak ledged Doors, or framed and ledged; the boarding in the latter case being laid on, and in both studded with nail heads and hung with long strap hinges of Gothic pattern—the rest of their furniture to match.

The windows, to be rigidly correct, also should have solid frames and casements as distinguished from sashes, and if glazed with glass in circles, after the German and Low Country fashion, would have good effect. There are practical objections, however, to the use of casements, it being difficult to make them well exclude the weather. With the circularly cut glass there is

Fig. 1. Elevation.

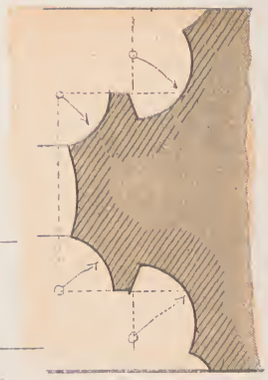


Fig. 4. Jamb of Arch.

Fig. 5. Label.

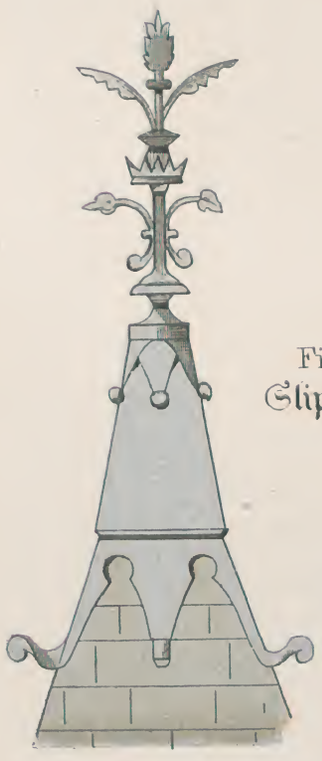


Fig. 3.
Slip Knop.

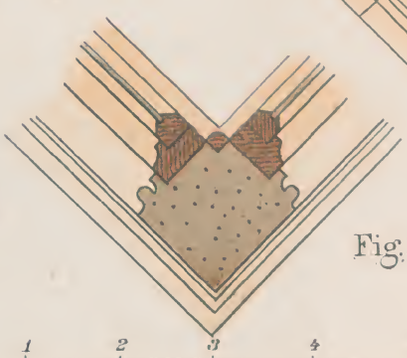


Fig. 2. Plan.

Section at A A.

12 6 0 1 2 3 4 5 10 Feet

A Nine-roomed Villa-Tudor Gothic-Pl. 2.

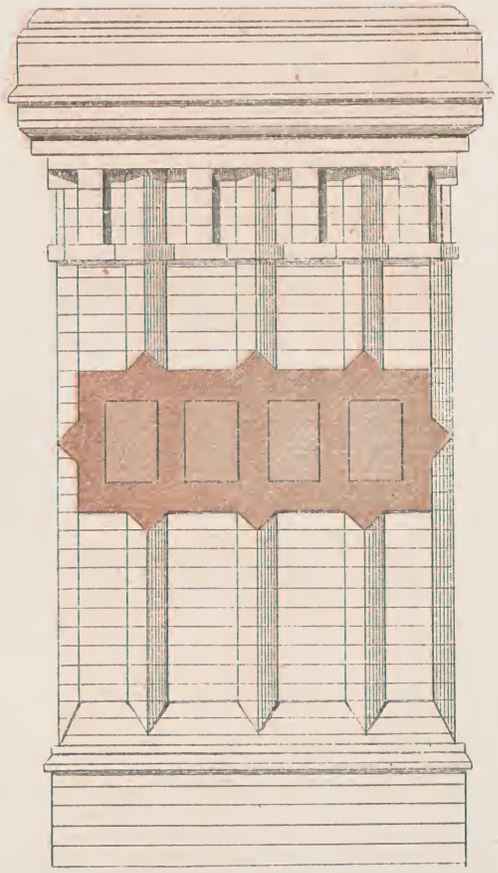


Fig. 1.

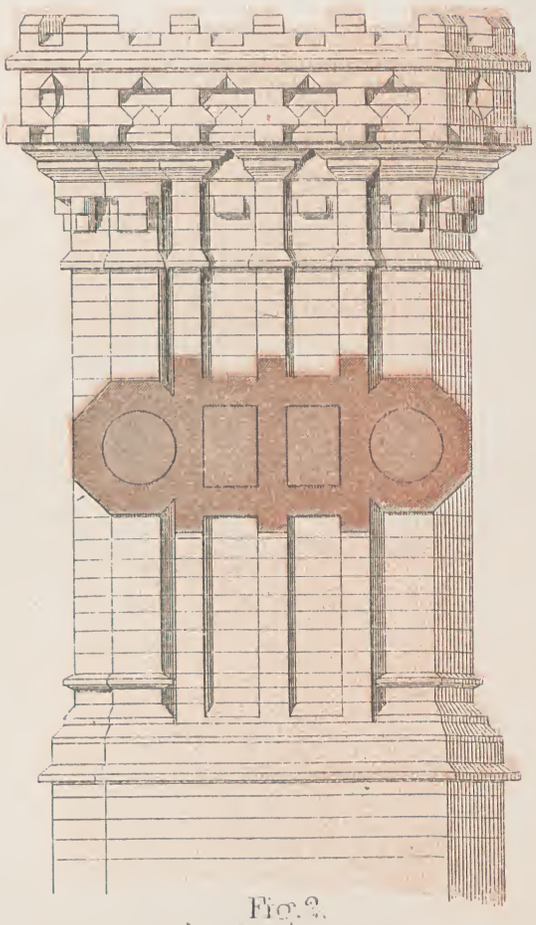


Fig. 2.

12 6 0 1 2 3 4 5 6 7 Feet.

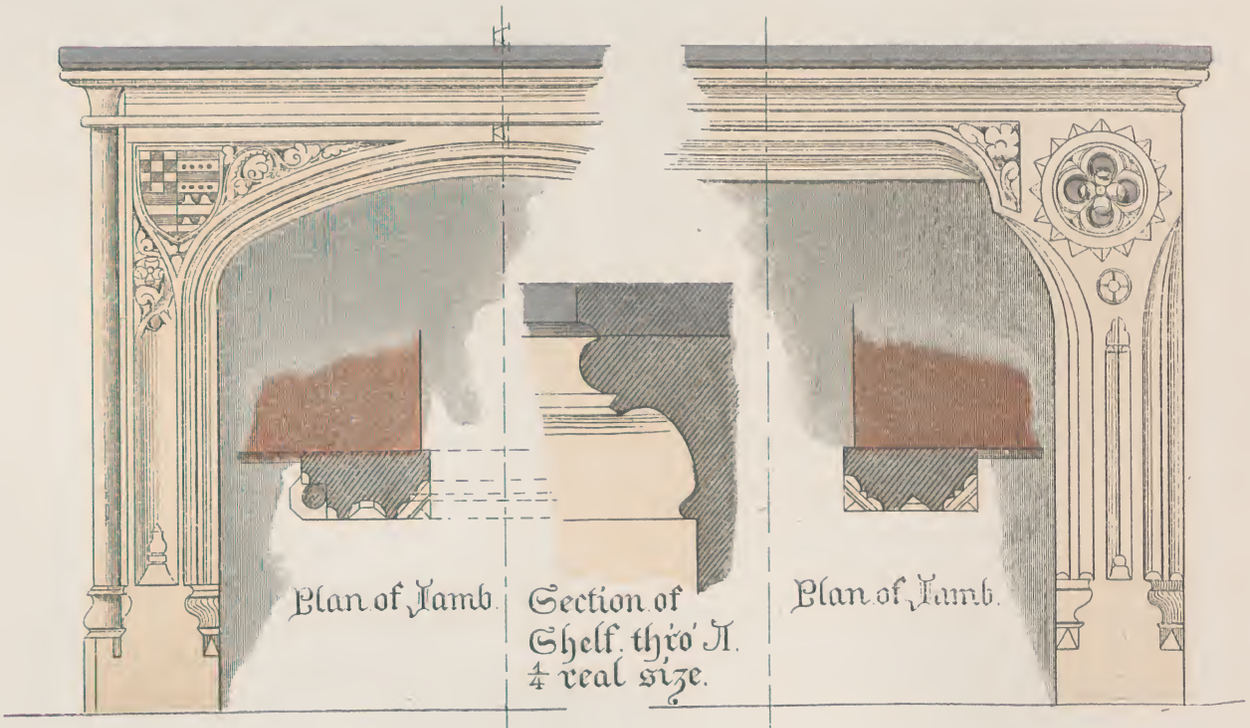


Fig. 4.

Fig. 3.

12 9 6 3 0 1 2 3 Feet.

also some obstruction to clear view, the latter inconvenience, however, may be obviated by glazing the lower half of the casement with plate glass and introducing the circles only in the upper half, where they would approximate in effect to the leading used in stained glass.

The hip knops or metal ornaments on the roof should be wrought iron painted, the wood blocks from which they rise being covered with lead cut to pattern and bossed in solder which with the salient point of the ironwork should be gilt.—The nature of these ornaments is more distinctly shewn in the plate of detail which is next to be described, viz:—

Plate 2. The first figure in this plate, that is to say, Fig. 1, gives part of the Elevation, with a Section and other detail of the Front Porch, exhibiting at large the upper portion of the side light with its label, and the ornamented spandril of the main opening or Entrance archway; the door of the House being seen beyond.

Fig. 2 gives, also enlarged, a half plan of the angular Bay window of the Withdrawing Room, with a portion of its Elevation, shewing the upper lights filled with the circular cut glass, and the lower light with plate glass in the usual manner.

Fig. 3 shews the hip knop with its iron and lead work, and

Figs. 4 & 5 Sections of the jaumb moldings of the Main Archway—both drawn to a scale equalling one eighth in. the real size.

Plate 3 still further exhibits the detail of the design by giving two varied ideas for the chimney shafts, and for chimney pieces for the Drawing Room and Dining Room which, with the other internal finishings and fittings, should, properly, be carried out to accord with the external character.

Fig. 1 in this plate is a plain description of chimney of a type found in many parts of the country, its general plan, given beneath the elevation, being rectangular, with projected attachments thereon, breaking the plain face of the sides and ends and mitreing with the capping thus increasing in appearance the intricacy of the design.

The other chimney, given as Fig. 2, is of a rather richer character from the departure from the rectangular plan in the upper part and the addition of bases to the octagons at the ends, and a similar finish to the lower part of the body of the shaft. The increased number of internal and external angles in the capping also adds to the more ornamental effect as compared with Fig. 1. Either kind would be suitable for the design as exhibited in the Elevation.

Fig. 3 is a half plan and elevation, with portions of its detail enlarged, of a chimney piece proposed, as before mentioned, for the Withdrawing Room—the nature and peculiar treatment of which will be sufficiently understood by reference to the plate.

Fig. 4 is a like half plan and Elevation, &c. of a similar chimney-piece which might be appropriated to the Dining Room, and in reduced dimensions to any other of the superior Rooms which it might be desired, should be finished in better character than the rest.

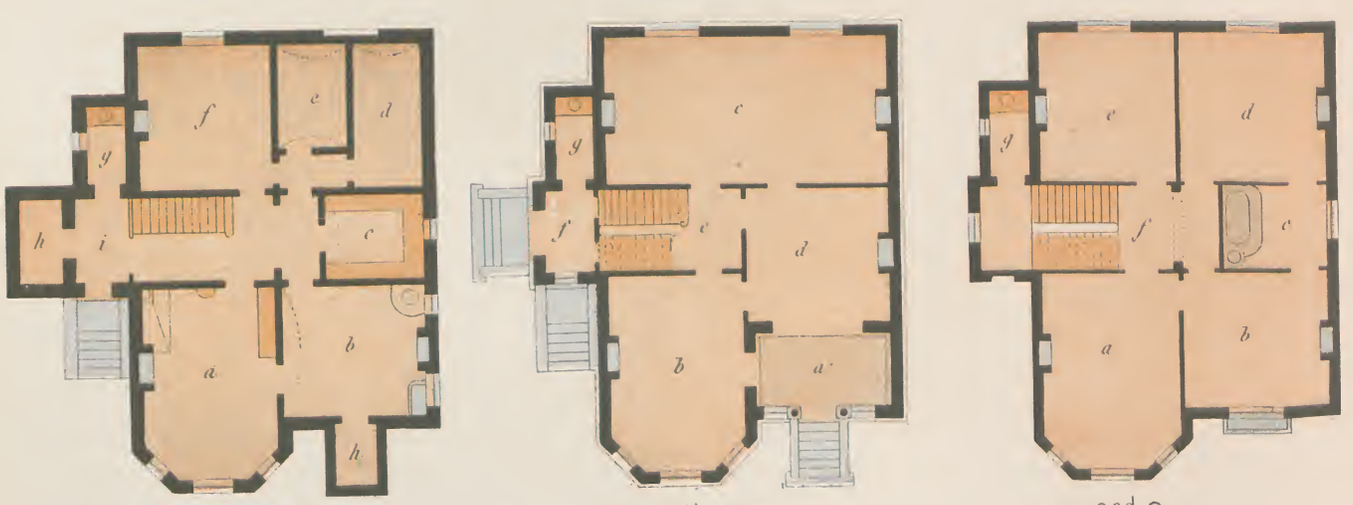
These chimney pieces might be executed in any of our native marbles, in which shape they would probably more readily meet modern ideas as to material for the purpose; but several of the harder kinds of stone might be employed to advantage and would approach nearer to that seen in ancient example.

Some other French marbles would be found to have a very pleasing effect in chimney pieces of this kind here required; among these may perhaps be mentioned as coming within reasonable cost, the *Jeanne Fleuri*, a pale yellow with exceedingly delicate brown veins running very regularly over the surface; *Vert Morin*, a green marble less hard than Genoa green, and consequently more easily worked. St. Anne marble is also pleasing in color, having a grey ground mixed with white spots and veins. There are also the *Griotte* and *Rouge Royal*, red marbles; but these are exceedingly expensive, and there is likewise Emperor's Red, a Portuguese marble of a pink color, sometimes mixed with white spots and veins. This latter has not as yet been much used in England, but well chosen is well adapted for the richer kind of chimney pieces.

The Bethersden marble of Kent, where it can be obtained in pieces of sufficient size and in such case sound, has a very unassuming and appropriate appearance, in the Dining room of such a house as this. There is also a very beautiful drab color marble somewhat approaching in tone that of the feathers of the dove, in which similar spots and marks, but of a paler and darker drab, to those seen in Bethersden and Purbeck marble occur and vary the general color, which has a very rich though at the same time quiet character. Some chimney pieces of this material executed some few years since at a house at Ingress in Kent, are very satisfactory.

Front Elevation.

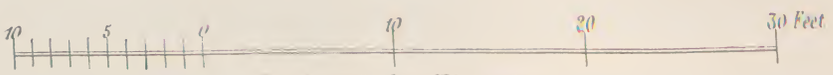
Section.



Basement.

1st Story.

2nd Story.



Scale of the Elevation.

VILLA RESIDENCE (DETACHED) GERMAN. PL.I.

DESIGN No. 17.

A VILLA RESIDENCE (DETACHED)—GERMAN.

(*Plate* 1.)

This is a Villa residence containing in the whole fourteen rooms, inclusive of additional servants' chambers in the roof and in that part of the projected front which is continued up above the level of the corbelled parapet of the former, and exclusive of the necessary cellars, pantries, and other offices of such kind in the Basement story.

This Basement is sunk only to half its height into the ground: its windows being entirely above, and the principal floor raised to a proportionate extent above the garden or fore court approach to the house. This affords opportunity for the display of something like dignity of aspect at either entrance. As will be seen the main means of reaching the ground or superior floor level, is placed at the side of the house, and is by a flight of steps enclosed by an ornamental balustrade leading to an outer lobby or Porch, formed at this level within a projecting side wing, which continued upwards to the same height as the general elevation of the building, allows the water-closets on each floor to be formed therein as detached though connected conveniences, and without any interference with the space devoted to the rooms and other portions of the area of the house. In the case of the ground floor, the water-closet is entered from the outer lobby before mentioned, and by the inner screen of the latter, shut from too close proximity to the Hall and Staircase. In the Basement the servants' water-closet is entered in the same way from a similar lobby beneath that on the Ground floor, and which acts as the servants' entrance, reached by steps descending against the side of the main building. The water-closet for the Chamber floor is reached from the half space of the stairs, and the cistern for the water supply to the three would be over this latter, and so direct to all.

Independently of the Main entrance above referred to, there is also another which, by means of a flight of stone steps, as to the former, gives access direct from the front, to an open Porch, and thence by means of glazed and folding doors to a Music Room, or Library, communicating with the several rooms and staircase on the principal level. This open Porch is arched in three divisions, the whole heighth of the story; the two columns which form the central supports of the arches resting on the piers of a pierced balustrade, enclosing the lower part right and left of the main opening.—By this arrangement the passage of light to the anteroom is not materially affected, and the architectural appearance is good.—If glazed and furnished with doors at the head of the steps this Porch might be used as a Conservatory.

As to the general treatment of the Elevation the plate will be sufficiently explanatory. The windows are all transomed casements after the continental fashion. That to the room which extends over the Porch in the front, has a stone balcony pierced and filled with ornamental tracery and the angles of the reveals are in each case enriched by molding. A bold corbel table supports the guttering and crowns the elevation, except to the projected and elevated part of the front, where the finish is a molded cornice with sunken gutter thereon.

The material presumed to be employed, and so shewn in the elevation, is brick coated with Portland Cement; the general surface decorations, and molded work similarly applied, being the same. For the columns to the Porch and for the balustrading, with its capping and plinth stone is intended to be represented. It will be noticed in the section that the scullery, after the foreign practice, is vaulted as are the pantry and cellars.

The detail of the accommodation provided is as follows, viz:

On the BASEMENT, 8 ft. 0 in. high, and 4 ft. 6 in. above ground:—

a Kitchen 18 ft. 0 in. by 14 ft. 0 in., average.
b Scullery 14 ft. 6 in. by 13 ft. 6 in. with sink, copper, &c.
c Pantry.
d Beer-cellar.
e Wine-cellar.
f Servants' Room 14 ft. 3 in. by 14 ft. 0 in.
g do. Water-closet.
h h Coal-cellars.
i Lobby at servants' entrance, and steps thereto.

On the GROUND or FIRST STORY, 12 ft. 0 in high:—

a Front Porch and steps, &c.
b Withdrawing Room 18 ft. 6 in. by 14 ft. 6 in.
c Dining Room, capable of subdivision into Saloon, or Ante-Room and Dining Room, 30 ft. 0 in. by 15 ft. 6 in.
d Library, or Music Room 14 ft. 9 in. by 13 ft. 9 in.
e Hall and Staircase.
f Side Porch or Lobby, or Vestibule.
g Water-closet for principal floor, and

On the TWO PAIR or SECOND STORY, 9 ft. 0 in. high:—

a Best Bed Room, corresponding in size with the Withdrawing room beneath, 18 ft. 6 in. by 14 ft. 6 in.

b Smaller Bed Room, extending over the front Porch, 14 ft. 9 in. by 8 ft. 6 in.

c Bath Room 11 ft. 0 in. by 8 ft 6 in.

d and *e* Bed Rooms, respectively 15 ft. 6 in. by 15 ft. 0 in., and 15 ft. 6 in by 14 ft. 6 in.

f Landing and stairs to Three pair Story.

g Water-closet for Chamber floor.

The plans shewing the arrangements here noted, it is to be observed, are drawn on the plate as in former instances to a scale of one half that of the elevation and section placed above them.

Of the Upper or Third Story, 7 ft. 9 in. high, formed in the projective portion of the forefront and in the main roof, it has not been considered necessary to give a plan. The rooms in this are sufficiently indicated on the Section as regards structural nature and in the Elevations as to their appearance and position.

DESIGN No. 18.

A PAIR OF SEMI-DETACHED COTTAGES—SWISS STYLE.

(*Plates* 1, 2, 3 *and* 4.)

In this design an adaptation of Swiss characteristics, so far as exterior feature is concerned, has been attempted, the plan and the interior arrangements being designed to accord with English requirements and habits.

The lower story, as will be seen on reference to the Elevation forming Plate 1, is proposed to be of brick. The upper story is shewn as constructed of Timber, having projected balconies and overhanging roofs; assimulating in appearance, though not agreeing in use, with the external galleries, or means of communication between the upper rooms, generally seen in Swiss houses. The external stair, the usual accompaniment of these galleries in the latter case, is for obvious reasons here dispensed with; the projections acting simply as roofed or covered balconies before the windows of the principal chamber, while the supporting posts which appear in front of the lower portion of the elevation, form a kind of open Porch before the entrance door and the contiguous window of the front Parlour or Dining Room. It will be observed that so much of the balcony as is immediately over this window, has a coved ceiling from the window head to the underside of the balcony. Should it be desired to have exactly similar windows in the room this might be omitted and the window carried up with upper lights as to those which adjoin it right and left, and the balcony finished in the same manner as in the other parts.

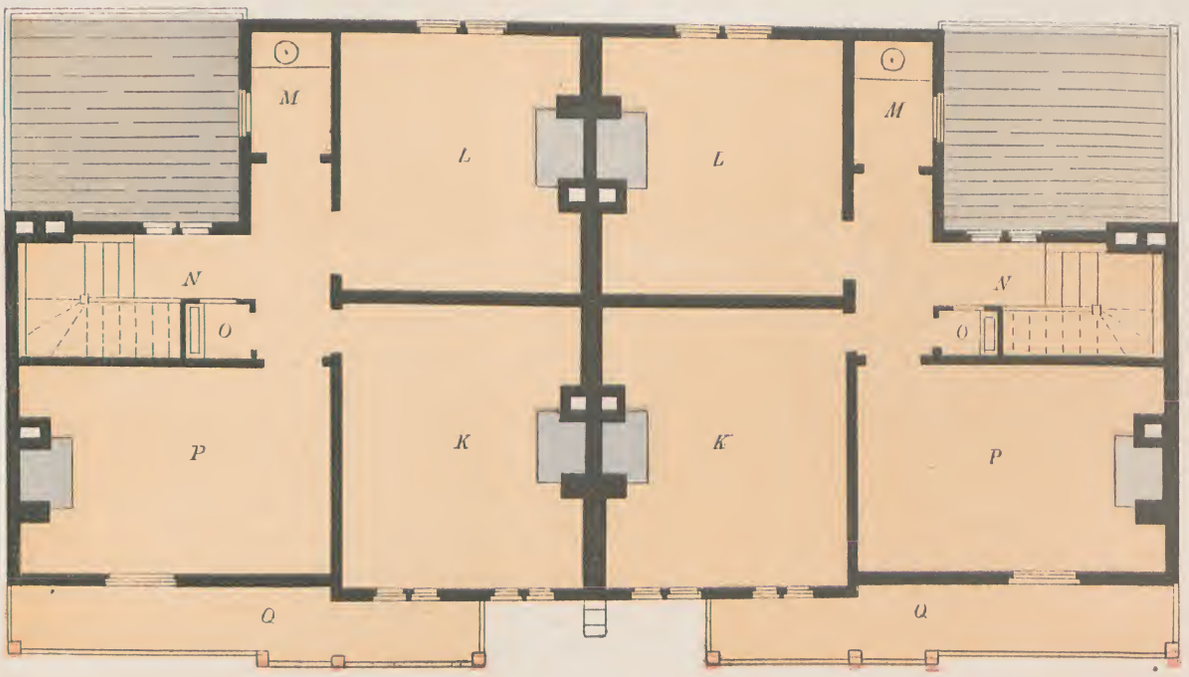
It is perhaps unnecessary to say that the timber frame of the upper story is proposed to be covered, mainly with overlapping feather-edged boarding, and in parts with square edge boarding, cut to pattern: all the angle and other vertical posts of the framing and of the window and door frames being kept forward, so that the boarding may finish against the same with a butt joint. All the fixing pins where exposed to sight either on the framing or boarding, should be of wood, no iron nails should be apparent. The balcony fronts and the enclosure of the Porches are proposed to be of boarding inch and a quarter thick, cut to a fanciful pattern, as indicated on the elevation and shewn more particularly in the detail of the same, given in Plate 3. The coved ceiling and the flat woodwork under the balconies are to be similarly cut to pattern, as is also the boarding over the upper window-heads and on the faces of the tie beams above.

With regard to the lower windows it is to be borne in mind that the frames should, properly for true character, be set flush with the face of the brickwork in which they are placed,

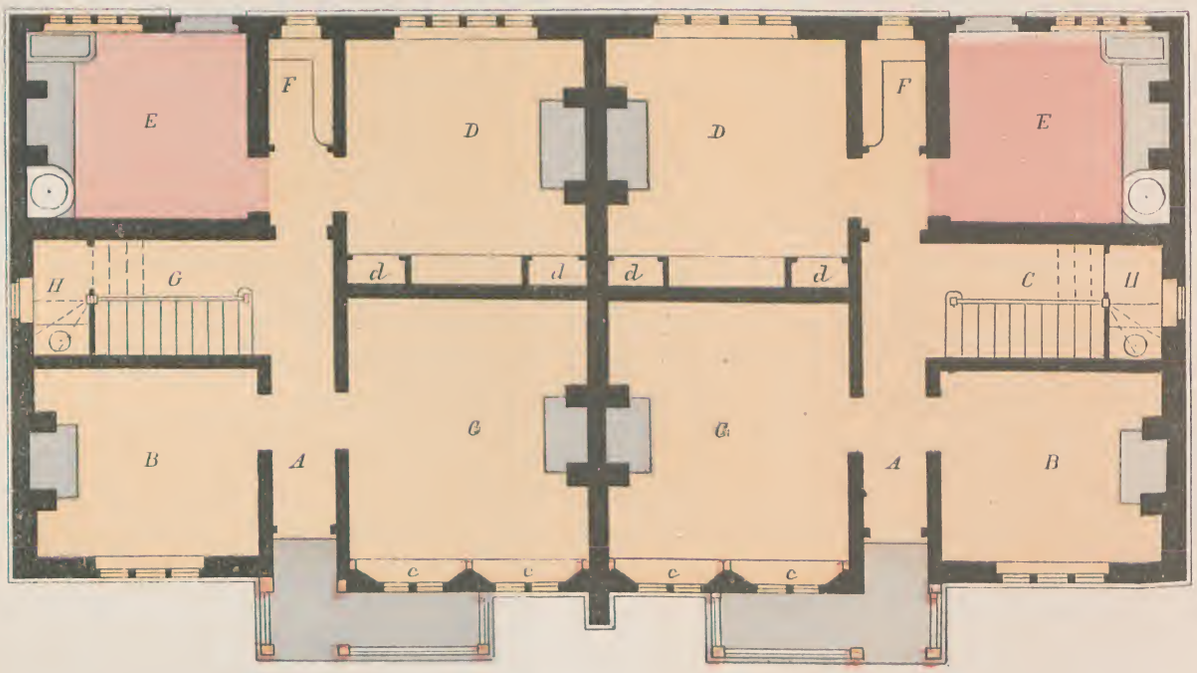
FRONT-ELEVATION.

Scale of 10 5 0 10 20 30 40 Feet.

A PAIR OF SEMI-DETACHED COTTAGES-SWISS STYLE PL.1.



CHAMBER-PLAN.



GROUND-PLAN.

Scale of 10 5 0 10 20 30 40 Feet.

A PAIR OF SEMI-DETACHED SIX-ROOMED COTTAGES SWISS STYLL-PL.2.

and that the heads, transoms and cills should run out, to use a technical expression, as horns into the brickwork. It will happen, however, that this cannot always be done, as in the case of houses in and near to London, from a legislative enactment which provides that windows shall be recessed and set within a reveal. In this case the frame must be set back and the horns omitted, but the whole of the face of the frame or at least all but sufficient to cover joint should be exhibited, so as to preserve a substantial character, as respects the timber, correspondent with the upper part. The same observations of course apply to doors, or other openings similarly fitted.

The description of wood to be thus used, will have to depend on convenience and other regulating circumstances. Where possible, oak would be the better and more fitting material. It is also recommended by the color which it early obtains after use and exposure to the atmosphere. It would be necessary, however, in the case of the posts, brackets, and other solid timbering of this sort, that it should be well seasoned to prevent the chance of twist or crookedness. Good clean yellow deal would be also a fitting material, either stained and varnished, or varnished without stain. Paint is objectionable in an artistic point of view, and has only the advantage of requiring less frequent renovation than the stain or simple varnish.

As respects glazing, casements with quarry lights in pattern, or in wells-eye circles would be most appropriate.

For the roof, green Westmoreland slate would best suit, and the same covering should surmount the Chimney vents. The chimneys and chimney shafts would of course be of brick of the same kind as that employed for the lower story of the house.

The accommodation afforded in each cottage, consists, as before said, of six rooms, three on each story, with Cellarage, Pantries, Closets, and other necessary conveniences for a small family. The arrangement of these several rooms, &c. are shewn on the plans given in Plate 2. On the lower of these shewing the

GROUND STORY, 10 ft. 6 in. high, there is:—

A Entrance Hall and Passage.
B Parlor 12 ft. 0 in. by 10 ft. 0 in.
C Dining Room 14 ft. 0 in. by 12 ft. 6 in. with *cc* seats within the recess of the windows.
D Kitchen 15 ft. 0 in. by 14 ft. 6 in. with *dd* closets and dresser.
E Scullery 12 ft. 0 in. by 10 ft. 0 in. with sink and copper, and door to yard behind.
F Pantry.
G Staircase to upper floor.
H Water-closet for Ground Story.
I Open Porch.

On the upper plan, that of the

ONE PAIR or CHAMBER FLOOR, 9 ft. 0 in. high, there is:—

K Front or best Bed Room 14 ft. 0 in. by 12 ft. 6 in.

L Back ditto 15 ft. 0 in. by 14 ft. 6 in.

M Water-closet for Chamber-story.

N Landing.

O Housemaids' closet.

P Third Bed Room. 16 ft. 0 in. by 10 ft. 0 in.

Q Balcony covered by the projecting front gables of Roof.

If further accommodation be required, an additional chamber could be obtained by building over the scullery, which is shewn on the plans as a one story erection, the windows of the Staircase and the Water-closet on the One Pair, being in this case simply shifted to a different position.

The detail of this design selected for illustration, comprizes portions of the ornamental woodwork both of the lower and upper stairs, and of the brickwork as exhibited in the chimnies and other parts; the ironwork to the former and to the gables being also shewn at large for the clearer exposition.

Plate 3, devoted to the first mentioned of this detail, shews in

Fig. 1 an enlarged elevation of the superior gable of the forefront with the balcony below the same at the level of the chamber floor; the latter in connection with the head of the parlor window below.

Fig. 2 is a like enlarged elevation of the projecting porch and balcony connected with the inferior or smaller gable, shewing the entrance door and its ornamentation, and the coved ceiling above the latter and the Dining room window, &c.

Fig. 3 being a section, shewn in juxta-position, through the wood ceiling and the balcony or gallery above it.

Fig. 4 exhibits to a still larger scale than that of Fig. 1 and 2. The pattern of the cut boarding which forms the filling-in face, or enclosure of the balconies of the One Pair.

Fig. 5 shews in the same manner the pattern of the cut boarding which forms the enclosure of the front porch.

Both these patterns are given simply as an idea. Others in great variety and of equal propriety are readily procurable or will with a little consideration suggest themselves.

Fig. 6 gives the angle bracket at *C* on the elevation Fig. 1, also further enlarged, and more clearly shewing the section of its molding, and

Fig. 7 is a like representation of the bracket which supports the one pair balcony at the angle *D* on the elevation.

The bracket at *E* would be similar.

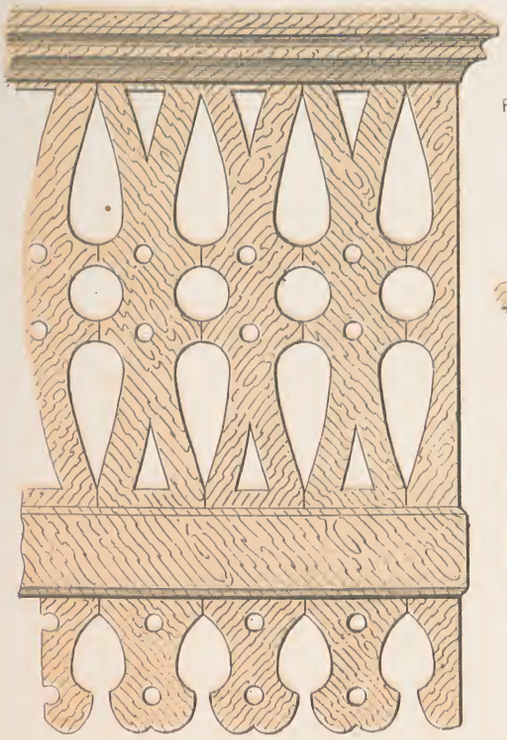


Fig. 4.
PATTERN AT A.

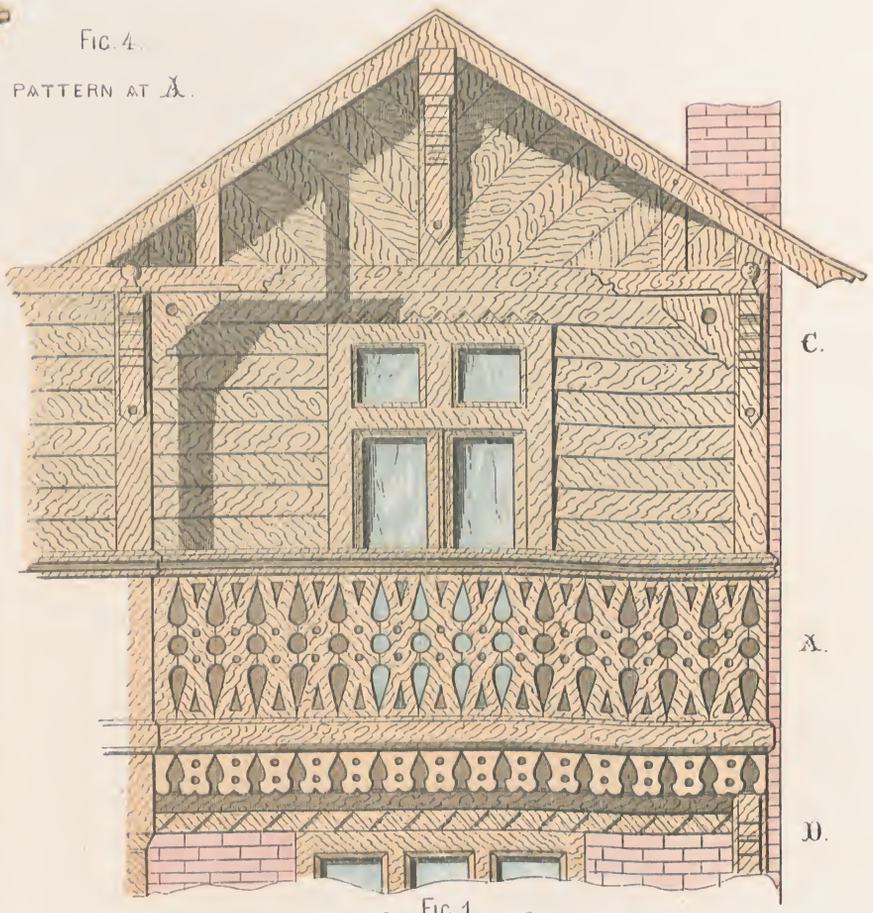


Fig. 1.

12 6 0 1 2 3
SCALE OF DETAILS. FIGS. 4 & 5.

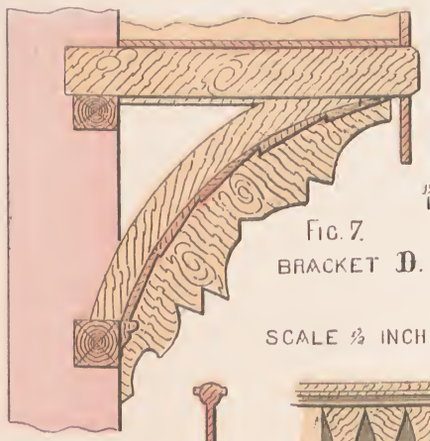


Fig. 7.
BRACKET D.

SCALE ½ INCH TO A FOOT.

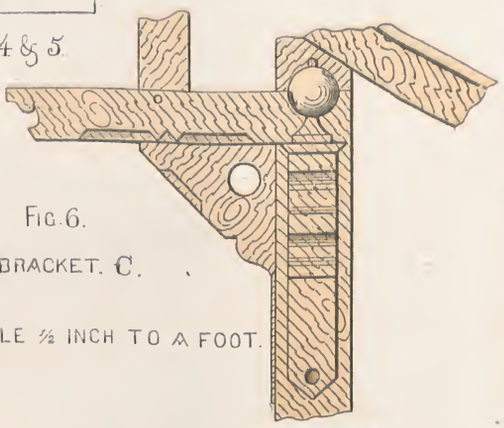


Fig. 6.
BRACKET. C.

SCALE ½ INCH TO A FOOT.

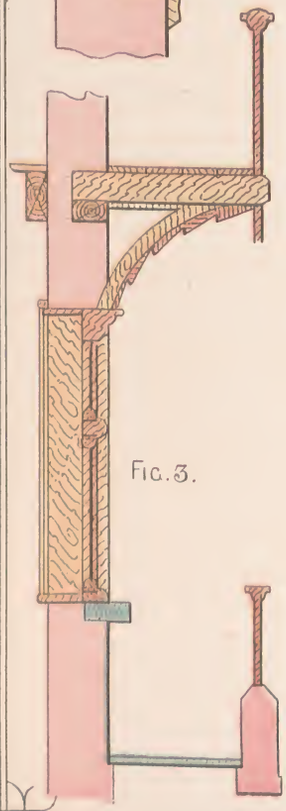


Fig. 3.

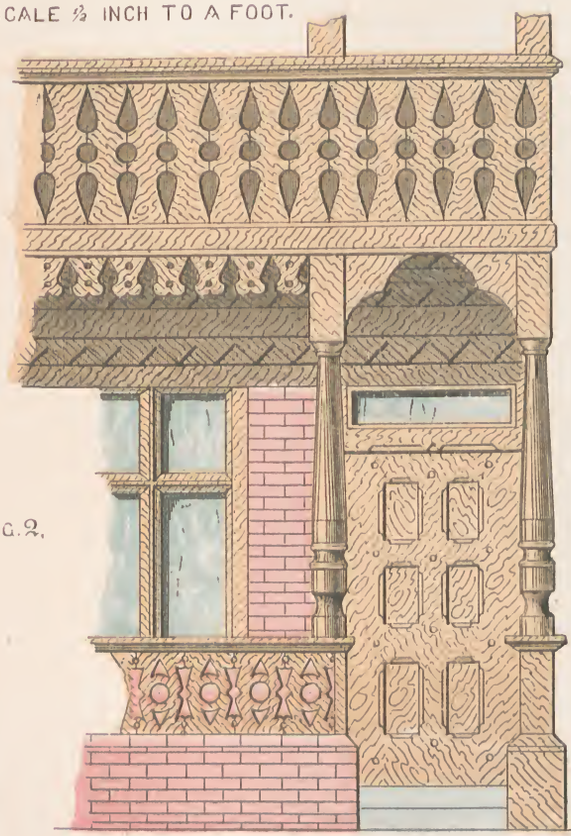


Fig. 2.

12 6 0 1 2 3 4 5 6 7 8 9 10 11 12
SCALE OF ELEVATIONS AND SECTION.

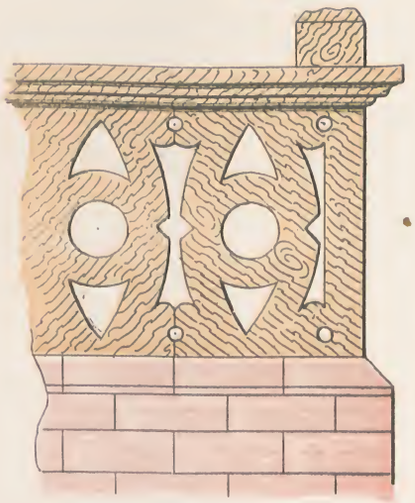


Fig. 5.
PATTERN. B.

A PAIR OF SEMI-DETACHED COTTAGES - SWISS STYLE. PL. 3. DETAILS.

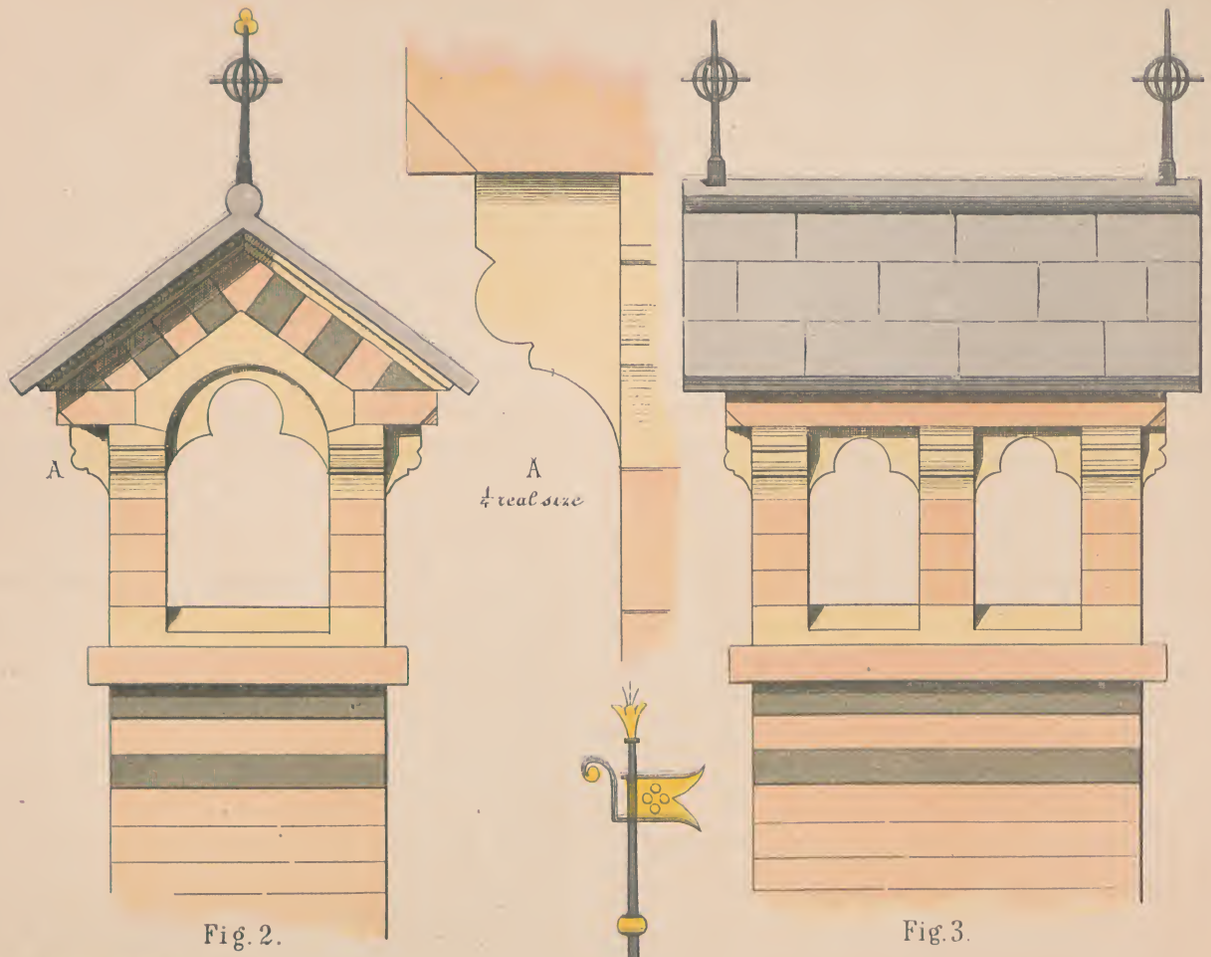


Fig. 2.

Fig. 3.

Fig. 4.

Fig. 1.

Fig. 5.

Scale to Chimneys.

Scale to Buttress.

A PAIR OF SEMI-DETACHED COTTAGES-SWISS STYLE PL. 4.

PLATE 4, giving the detail of portions of the brickwork, shewing in

Fig. 1 an enlarged front view of the central stock of chimnies, with the mode of roofing or covering in of the same and the metal vane which surmounts it.

Fig. 2 is a similar elevation of the side stock in each house viewed at its end, in distinction to

Fig. 3 which represents the back stocks viewed lengthwise or in front.

Fig. 4 is a front elevation of the brick buttress which occupies the centre of the general elevation Plate 1 and forms a separating feature between the two houses, and

Fig. 5 is the side elevation of the same, shewing its profile.

With respect to the metal work shewn in connection with the chimney tops and with the gables, if iron be used it should be tinned or galvanized and subsequently painted. Copper, however, would be a preferable material both on account of its greater ductability and its less liability to conversion and consequent decay under atmospheric influences.

DESIGN No. 19.

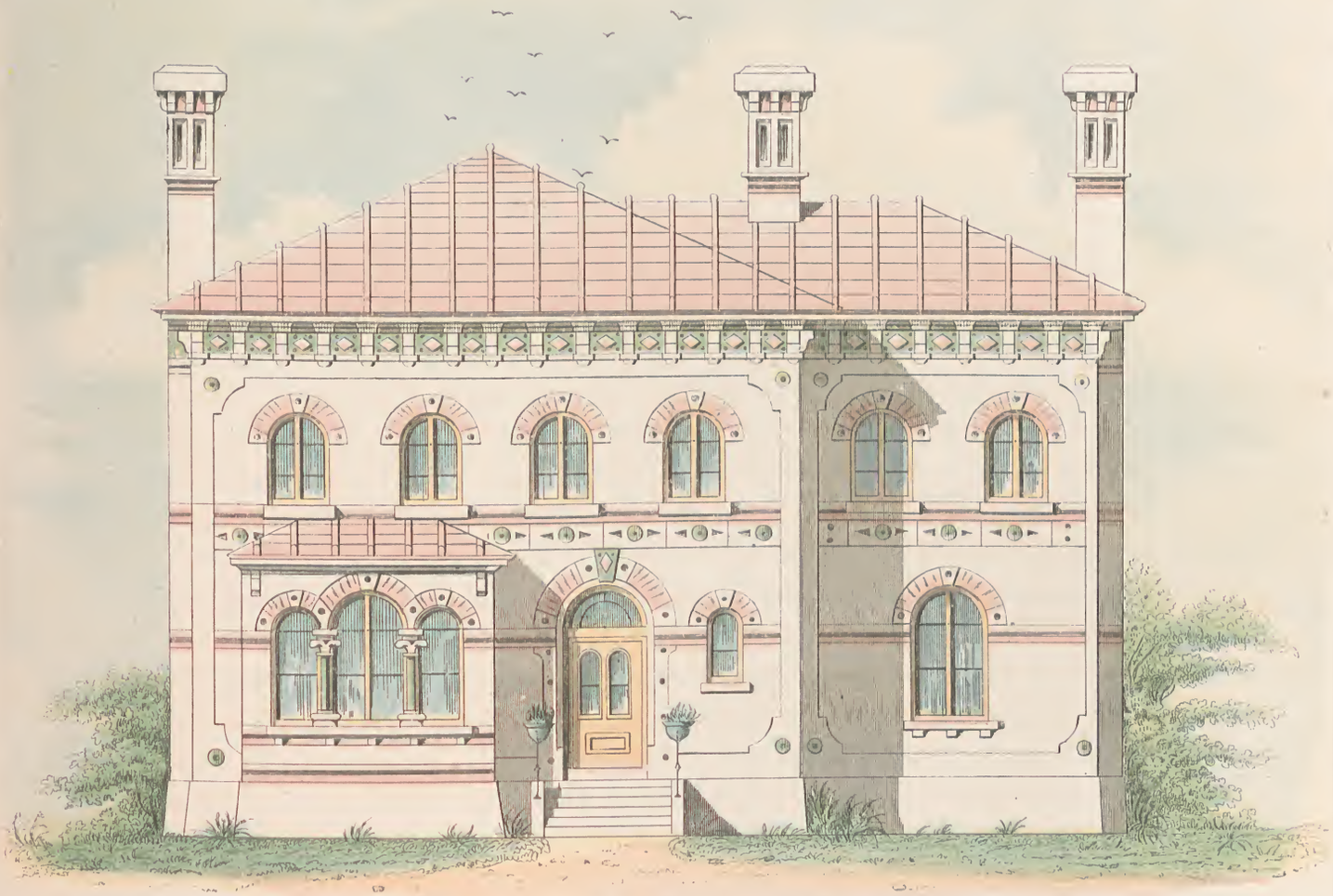
A DETACHED VILLA—ANGLO-ITALIAN.

(Plates 1 and 2.)

This is a design having similar general characteristics to the former exemplars given of the Italian and Anglo-Italian style, but varied in particular treatment. Its front elevation, as will be perceived (see Plate 1) exhibits a main or principal portion and a receding wing or side addition, an appearance and arrangement which will equally apply to the back elevation from which some of the inferior domestic offices are projected backwards on the one side; a Conservatory fitting the recess formed by the lesser extent in depth of the wing building on the other.

In the main or superior portion is comprized the chief or family entrance, on the right of which appears the large bay-window of the Parlor or Library, the two windows of the Bed-room over the latter, and those which light the landing of the staircase and the accesses to the Chambers generally on the upper or One Pair floor. In the wing-building the casemented window of the withdrawing room appears and above this the two similar ones which give light to the front Bed-room in this part. Carrying out the less important appearance which should characterize this portion of the structure treated as a wing to the other, the roof from covering a less span or extent as regard width has a less elevation though retaining the same rake or inclination of rafter as the principal roof with a brick of intervals at a lower level than the main ridge. In other respects the two roofs are exactly similars. The bricketted eaves-cornice which crowns the elevation, also agrees in each and is continued round the entire building at one level. The same is the case with the strings and the several bandcourses at the springing of the window and door arches, &c. The horizontal tie and connection is thus preserved at the same time that a sufficiently distinct character is established by the sky-line and by the advanced and recessed position respectively of the two portions.

Designed for a rural or country situation as distinguished from that of a town or a more strictly suburban one, no basement or under-ground story is introduced: for a proper amount of elevation, however, the floor of the principal story is raised somewhat above the ground level. This may be adopted in the whole or in part, as might be called by particular circumstances or deserve, a principal floor well elevated is generally, however, a great advantage in a house of this kind and adds much practically to the comfort, and in an artistic point of view to the satisfaction of its occupier. In the present instance, as before said, the elevated arrangement here advocated has been adopted. The principal means of access is by a flight of stone steps leading to the



Elevation.

Scale of 10 5 10 20 30 40 the Elevation

Ground Plan.

One Pair Plan.

Scale of 10 5 0 10 20 30 40 50 60 the Plans

A detached Villa (10 Rooms) Anglo-Italian. Pl. 1.

chief door of entrance. These steps are guarded by dwarf parapet walls, and a protecting railing and connected metal standards, which might either support lamps or be formed into baskets, or such like receptacles, for floral ornamentation. Corresponding metal work, in the shape of balconies to be used for a similar purpose, might also be placed to the windows, and particularly to those of the Parlor and Drawing Room, if not to the upper ones, as shewn in the detail of the latter given in Plate 2. Painted in bright color and relieved by gilding these accessories, in either or both cases, would form a by no means unpleasing combination with the colored material and inlaid enrichments exhibited in the constructive features of the building.

With these latter it is proposed to deal as has been already suggested in former cases. The window and door arches, as shewn in the elevation, should be red brick carefully guaged and set in fine putty. The springing and keystones should be of Bath stone, each with an inlaid ornamental tile, or they might be executed in terra-cotta with a similar inlaid or molded ornament of different color. The band-courses should be likewise of red and other colored brick. The string-course beneath the one pair windows should be formed of Bath stone, enriched with inlaid ornament, or executed in terra-cotta, similarly treated to the key and springing stones. The brackets and bed-mold of the roof cornice should be, according as Bath stone or terra-cotta might be elsewhere used, of corresponding material, and the panels in the frieze might be stone inlaid with colored tile, or entirely of ornamental tile, or terra-cotta. The general face-work of the fronts are designed to be Portland cement pannelled to form, as shewn, the ornaments in the angels of the panel margins to be inlaid tiles. The shafts of the columns to the bay-window of Parlor to be colored marble, the caps and bases Bath stone. The roofs should be covered with Broomhall tile or tile of similar character; the color grey, or grey relieved occasionally by bands of a brown red.

The elevational treatment being thus disposed of, the arrangements of the plans, given with the elevation on Plate 1, and the accomodation provided therein may next be referred to.

The GROUND or MAIN STORY, 10 ft. 0 in. high, comprizes:—

a Entrance Hall and Staircase, with an enclosing arcade, or screen, at its further end.

b Parlor, or Library, 16 ft. 0 in. by 13 ft. 6 in., with its bay-window looking to the front.

c Passage between rooms, and to the domestic offices, &c.

d Principal Water-closet for ground floor.

e Kitchen 14 ft. 6 in. by 12 ft. 0 in.

f Scullery 14 ft. 6 in. by 9 ft. 6 in., with door of access to the enclosed Servants' Yard.

g Dining Room 21 ft. 6 in. by 15 ft. 0 in., with communication therefrom to the Conservatory.

h With-drawing Room 21 ft. 0 in. by 15 ft. 0 in., also communicating with the Conservatory.

i The Conservatory 14 ft. 0 in. by 11 ft. 6 in.

k Pantry.
l Coal-cellar.
m Servants' Water-closet.
n ditto. Yard, enclosed.

The ONE PAIR STORY, 9 ft. 0 in. high, contains as follows, viz:—

a Landing and Corridor and Gallery to the several rooms, &c.
b Bed Room 15 ft. 0 in. by 12 ft. 0 in.
c Smaller ditto for Servants 15 ft. 0 in. by 9 ft. 0 in
d Best Bed Room 16 ft. 6 in. by 15 ft. 0 in.
e China, or Linen, or Housemaids-closet.
f Bed Room, or Nursery 13 ft. 0 in. by 12 ft. 0 in.
g Water-closet for Chamber floor, and
h Front Bed Room 16 ft. 0 in. by 13 ft. 6 in.

In connection with this latter room a small Dressing-Room might be obtained, if desired, by partitioning off the space at *i* on the plan of this story, and lighting the staircase and gallery by a flat light in the ceiling, below a skylight in the roof above it, and in the case of further bed room accommodation for servants or children being necessary, an additional chamber could be also obtained by carrying up the walls of the Scullery and inclosing this space within the main roof. For the latter want, the area thus gained might be made a Night-nursery in communication with *f* as a Day nursery.

The features of this design to which it may, perhaps, be more particularly desirable to refer and illustrate in a detailed shape, form the subject of

PLATE 2. In this plate—

Fig 1 gives an enlarged elevation, having the plan or horizontal section of the same drawn beneath, of the front entrance door, and the adjoining small window which lights the Hall at the foot of the principal stairs; together with the ornamental metal-work for the lamp or flower stand which rises from the spandrell or enclosing walls of the steps, &c.

Fig. 2 shews a like enlarged elevation, and a plan of one of the front windows of the one pair or Chamber Story, with a balcony attached, and the detail of the Casements and their interior finishings, &c.

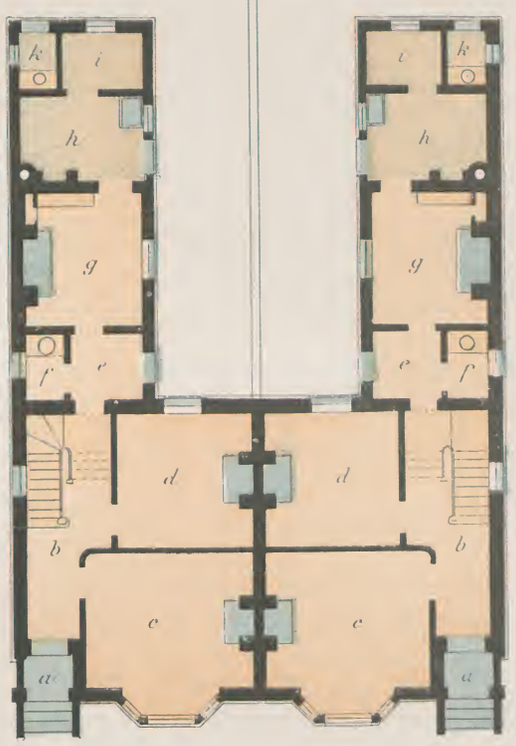
In both these last mentioned figures the character of the enrichment introduced in the arches, and other portions in immediate connection with each, is more distinctly shewn.

Fig. 3 exhibits the elevation of the chimney caps, also drawn to a like increased scale; together with the ornamentation of the frieze and the panelling of the chimney shaft.

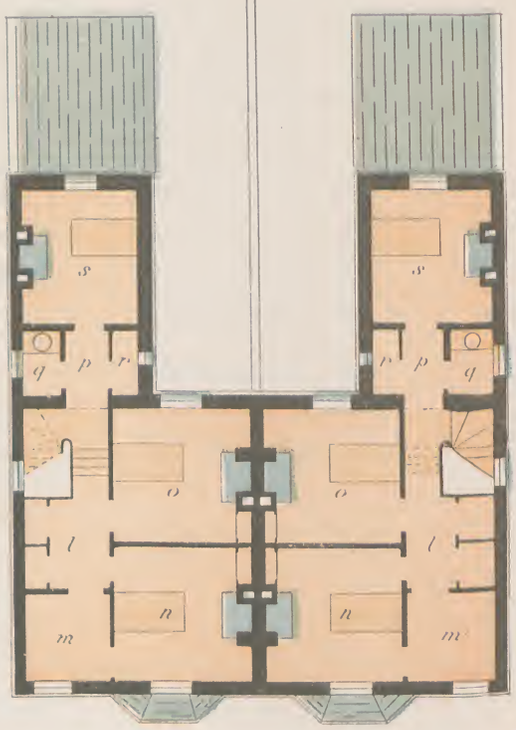
A DETACHED VILLA ANGLO-ITALIAN PL. II. (DETAILS.)

ELEVATION.

Scale of the Elevation. 5 0 5 10 15 20 25



GROUND PLAN.



ONE PAIR PLAN.

SCALE OF THE 0 5 0 5 10 15 20 25 30 35 40 45 50 PLANS.

A Pair of Eight-room Cottages (semi-detached) Pl. 1.

DESIGN No. 20.

A PAIR OF EIGHT-ROOMED COTTAGES—SEMI-DETACHED.

(*Plate* 1.)

This design exhibits a pair of small semi-detached suburban Villas or Cottage residences, containing,—if the back building forming the Scullery, Coal cellar, and Servants' Water-closet, and which does not extend above the Ground Story, be included,—eight rooms each, in all; a number not more than sufficient for any moderate family of the class who would seek this character of residence.

The general Elevation and arrangement is that of two stories in height, namely Ground and One Pair. The former contains the family sitting-rooms and the domestic offices, and the latter the sleeping chambers and connected conveniences. A Basement story is rendered unnecessary by the attachment and prolongation backwards of the Kitchen with its preceding lobby of entrance from the back garden and the family water-closet for the Ground floor with the Scullery, &c. beyond. This absence of a Basement would be in many cases of some advantage. Such, unless in great part kept above the ground level and enclosed with a dry area to keep the earth from the main walls, it is almost impossible to preserve from damp, even under the most promising circumstances. In others, it is quite so even when every ordinary precaution and moderate expense are incurred. There is a preference also among many persons for a house, particularly out of town, constructed upon the principle of a continuous arrangement of living rooms and their domestic adjuncts on the same level. It affects the convenience of a very large proportion of those who usually locate in the suburbs in houses of this class in several ways. Among the number, supervision is more complete, labour of servants is reduced, and these two points alone are matters of considerable consideration to many. It is to supply the want applicable to these cases that this design therefore is so arranged.

In the treatment of the Elevation the two houses are identical, since there is no separating feature, but a continuous line of front; the openings in which are similarly distributed. Right and left, respectively, are the entrance doors set back within a porch, and ascended to by a flight of five steps, the bay-windows which light the front room on the Ground floor of each house, occupying corresponding positions by the side of this Porch; and above these two features in each case appear the windows of the front chamber and the smaller room attached as a dressing room or Childrens' Bed-room to the same. A bold molded cornice and frieze, &c. complete the Elevation. The lower story is rusticated after the fashion called Greek rustics, and the surrounding

decoration of the splayed reveals of the Doors and Windows is a narrow sinking, taking the form of a Greek fret. The openings in the Bay-windows are similarly decorated and above the blocking-course of its cornice, which resembles the main cornice, is a terminal ornament of carved stone, or *terra cotta* foliage of corresponding or Grecian character.

The material may be brick coated with cement over the entire surface, as seen on the elevation, or the cement might be limited to the lower story, and to the cornices and strings, cills, &c.; the upper story being faced with malms or other facing bricks. In this case the fret round the upper windows would have to be omitted, or a cement face by way of flat architrave formed round them, in which the same might be worked. In this use of cement for the purposes and places here mentioned the less expensive modes of building are contemplated, as more likely to be generally required in houses of this class. Stone, where the greater expense does not enter into the consideration, would be the better material in the place of the cement. The Roofs are shewn covered with slate with cut hip and ridge flashings, and an ornamental hip knop finishes the point of junction between the latter. The chimney stacks would of course be coated with cement, or built in uncoated brick according as the upper story might be executed in the one or other manner. It will be seen that the chimneys are capped with semi-circular shaped flue divisions, the external ones having a sunk panel to match the panelled body, or dado, of the chimney shaft. Other patterns of the flue division would be equally applicable and are readily to be obtained.

With respect to the arrangement of the plans this is also identical.

On the GROUND STORY, 10 ft. 0 in. high, there is in each house:—

a The recessed Entrance Porch.
b Hall and Staircase.
c Front Parlor 13 ft. 6 in. by 11 ft. 6 in., exclusive of area occupied by the Bay-window.
d Back Parlor 12 ft. 0 in. by 11 ft. 6 in.
e Lobby and Back Entrance from garden, &c.
f Water-closet for Ground floor.
g Kitchen 11 ft. 0 in. by 10 ft. 0 in.
h Scullery 10 ft. 0 in. by 7 ft. 6 in.. with Copper, Sink, &c.
i Coal-cellar.
k Servants' Water-closet, entered from the Garden.
k^1 Paved Yard.
k^2 Garden beyond.

On the ONE PAIR STORY, 8 ft. 0 in. high, the plan contains:—

l Landing, with China and Linen closets.
m Children's Bed-room, or Dressing-room, communicating with
n Front Bed-room 11 ft. 6 in. by 11 ft. 6 in.

o Back Bed-room 12 ft. 0 in. by 11 ft. 6 in.
p Passage to Servants' Chamber.
q Water-closet for Chamber floor.
r Store closet.
s Servants' Bed-room 11 ft. 3 in by 10 ft. 0 in.

Such are the contents of the plans, which it is considered thus provide for all the essential requirements of a house of this description. The sizes given to the several rooms may, of course, be varied to a greater or lesser extent as may be rendered necessary by particular desire, the design in other respects being maintained as here proposed. As to a lesser size however, it can hardly be considered that such under ordinary circumstances will be called for.

In a design of this simple character it has not been thought necessary to enter into the question or delineation of the detail of its parts. It will be sufficient to observe that partaking of Greek characteristics in the main, the mouldings and finishings to the internal and external features should also be of Greek contour, or section and general character. Such are now very usually, in fact almost constantly, used in buildings of this description, and they consequently carry with them the recommendation that the planes and other carpenters tools in common use produce them, an element which has its weight in the question of cost, both from the facility of obtaining them and the readier knowledge possessed by the workman for their production. The surface and other internal decoration, if propriety in an artistic point of view be considered, should also follow, as far as is possible in association with modern wants, classic practice or idea.

The cost of such a pair of Villas as here represented may be taken, viewed under ordinary circumstances, as reaching, approximately, to from £ 600 to £ 700, that is to say from £ 300 to £ 350 each. Locality, however, as respects a greater or less distance from London, would, of course, affect this calculation in some degree.

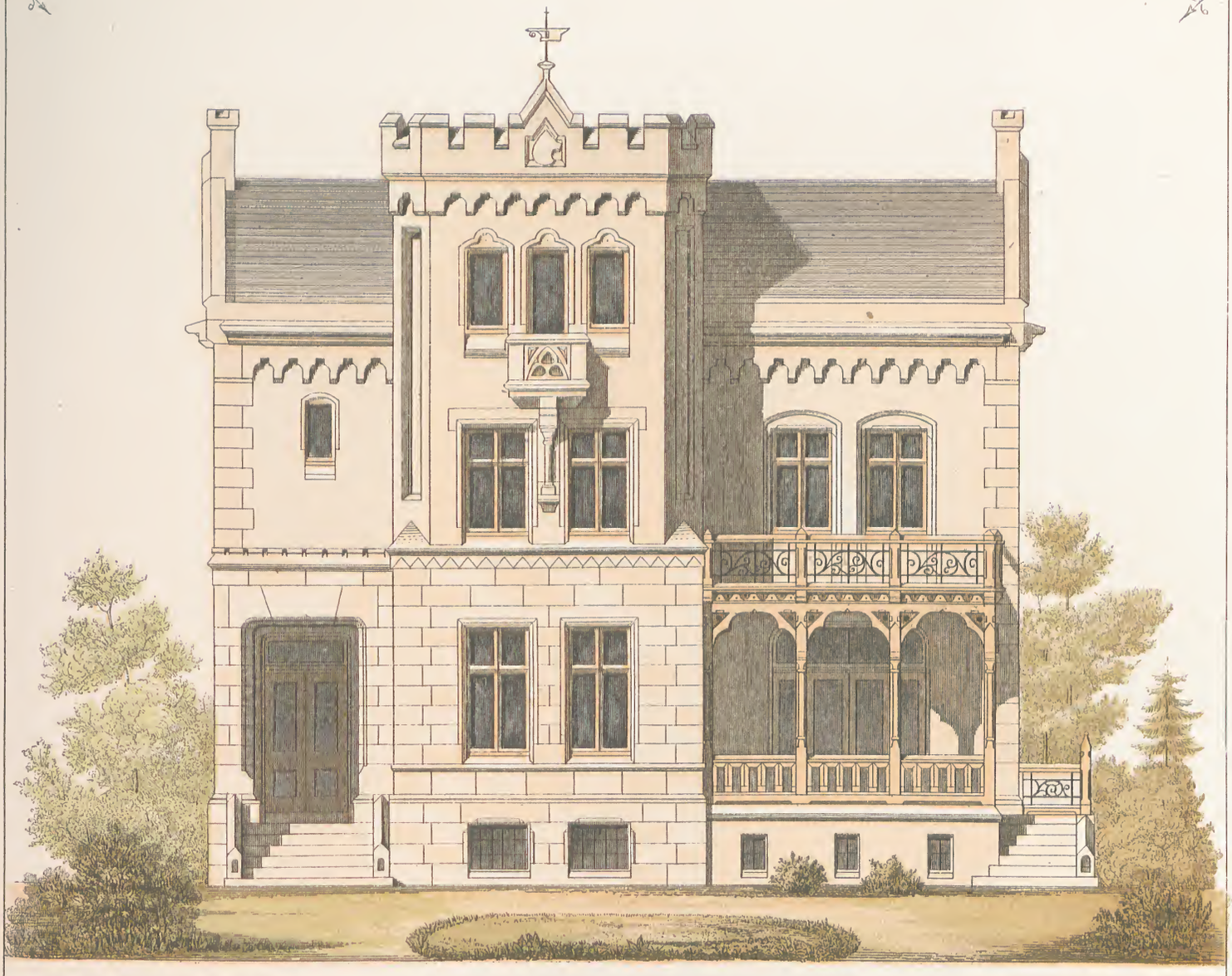
DESIGN No. 21.

A COUNTRY VILLA—GERMAN.

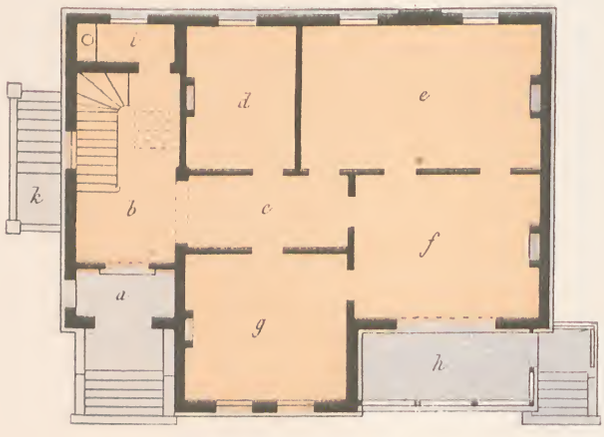
(*Plates* 1 *and* 2.)

In this design we have a further example of the Country Villa according to the German type. It is of a semi-Gothic character in general elevation, consisting of a main edifice with a projected front portion, square on plan to the extent of the ground floor height, and canted at the angles above; the parapet of this portion being corbelled over, after the fashion of a machicolated arrangement, and battlemented. The main portion of the building has also a parapet similarly treated, but without the battlement. The projected portion thus takes in great measure the appearance, viewed geometrically, of a tower, to which the manner in which it necessarily rises from the main roof further assimilates it. The upper part, or story, of this projection forms a room at the same level as those contained in the roof of the rest of the building. This might be used as a private Study, seeing that its ceiling would be square, and that it is otherwise dealt with differently to an ordinary room in an upper or Attic story. The three windows which light it appear in the front, and the central one is formed as a doorway opening upon a projecting stone Balcony, supported on corbelling and a corbel shaft running down between the one pair windows. The detail of the Balcony, &c., which might be made a pleasing feature of the front, is given on Plate 2.

As respects the other stories it will be seen that they consist of a Basement, half raised above the exterior Ground level; a principal story, correspondingly raised to the height of about 4 feet from the Garden and general approach level; and of a One pair or Chamber floor, immediately above the latter; Attics, as before said, occupying the space included within the roofs. The main entrance to the House is situated on the left of the elevation beneath a shallow Porch, and is ascended to by a flight of seven steps, opening immediately upon an outer Hall and the Staircase; from whence communication, separate in each case, is obtained to the rooms of the Ground floor by an inner Hall or corridor (*c* on the Ground Plan). In the rear of the Staircase is the Water-closet for this story, and the entrance to the Basement is from behind at this side of the Building. On the right of the elevation, and filling the angle formed by the projected portion of the front, is an open Verandah, reached from the approach by a flight of steps as on the opposite side. This Verandah supports a Balcony, to which the windows of the room *b* on the One pair plan, affords the means of access. A communication with the lower part of the Verandah also exists in connexion with the room *f* on the Ground plan, as a provision or means

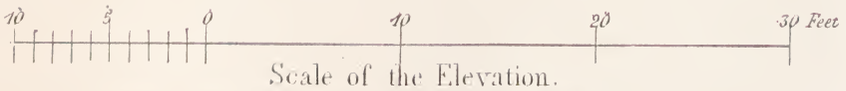


Front Elevation.



Ground Story.

One Pair Story.



Scale of the Elevation.

A COUNTRY VILLA (GERMAN) PL. I.

for reaching the gardens, &c. without passage through the Hall and main entrance. The Balcony above the Verandah, the material of which is shewn as wood, is enclosed by ornamental iron-work, and the ascending steps to it with the like. The detail of the woodwork and ironwork of this Verandah is shewn on Plate 2.

The windows are all, as will be observed, furnished with transomed casements, except in the upper story, where they are without the transom, after the prevalent fashion abroad, and should be fitted with plate or large squares of flatted sheet glass. In the lower or longer squares a metal bar might be placed so as to divide these into the same size square, as regards the glass, as the upper ones. This remark will apply to the upper windows of the front and to all the glazed doors. The fan-lights over the latter might be similarly divided, but they look better, as, indeed do the casements, when one square is used, as may be readily done where plate glass is adopted. The drawback is simply the expense of such description of glass.

The material indicated in the Elevation is brick covered with cement, the angles quoined; the lower story being jointed in imitation of coursed stone. Uncovered brick for the upper portion, moulded to door and window and other openings, and Bath stone for the lower, and for the quoinings and other dressings, would be however preferable, where the question of cost does not prevent. The Balcony to the upper windows of the front should in either case be of stone, and the coping to the battlements and gables and the blocking of the cornice would be better, as exposed more particularly to weather, also of stone. The parapet or guard walls to the steps, as well as, of course, the steps themselves should be so likewise. It is hardly necessary to remark that these modes of treatment would apply in either case to all the elevations.

The accommodation contained on the plans, given on Plate 1, with the front Elevation, is distributed as follows, viz.:—

On the GROUND, or PRINCIPAL STORY, 12 ft. 0 in. high:—

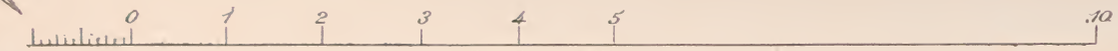
a Entrance Porch.
b Outer Hall and Staircase.
c Inner ditto or Corridor.
d Breakfast Room, or Library 15 ft. 6 in. by 11 ft. 6 in.
e Withdrawing Room 24 ft. 0 in. by 15 ft. 6 in.
f Second Drawing Room, Music Room or Boudoir 19 ft. 0 in. by 15 ft. 6 in.
g Dining Room 16 ft. 6 in. by 15 ft. 6 in.
h Verandah, or Conservatory, 18 ft. 0 in. by 8 ft. 6 in.
i Water-closet for principal floor.
k Steps and Servants' Entrance to the Basement Story.

On the ONE PAIR, or CHAMBER FLOOR, 10 ft. 6 in. high:—

a Front Bed Room 10 ft. 6 in. by 15 ft. 6 in.
b Best ditto 19 ft. 10 in. by 15 ft. 6 in.

c Smaller Back, or Bachelor's Bed Room 15 ft. 6 in. by 11 ft. 0 in.
d Larger Back Bed Room 17 ft. 6 in. by 15 ft. 6 in.
e Bath Room and Dressing Room 15 ft. 6 in. by 8 ft 0 in.
f Passage of communication.
g g Housemaids-closet, and China, or Linen closet.
h Dressing Room to *a* 10 ft. 0 in. by 8 ft. 6 in.
i Water-closet for Chamber floor.
k Landing and Stairs to Attics.
l Balcony over Verandah.

Plate 2 of this design, as before observed, exhibits the detail, enlarged, of the woodwork and ironwork, &c. of the Verandah shewn on the right of the plan and Elevation. The references to the several portions will be sufficiently clear thereon.

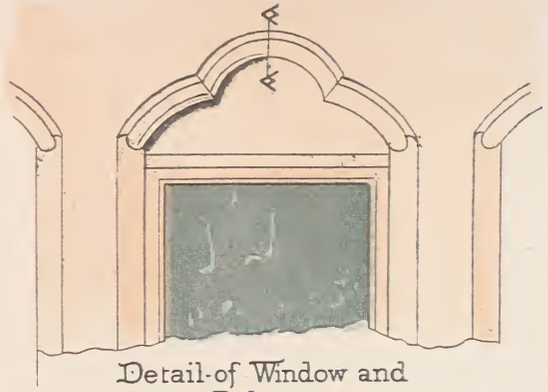


Scale of Feet.

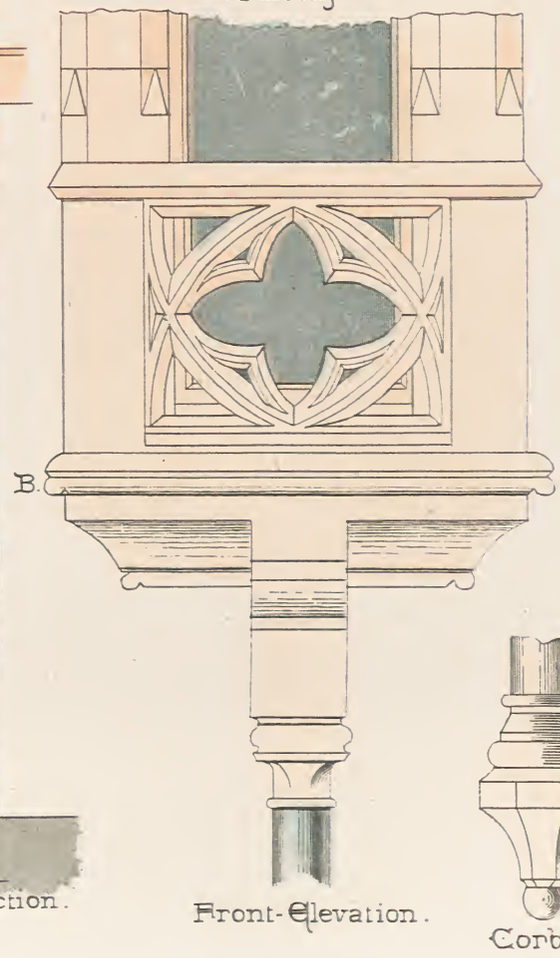
Detail of Verandah.

Elevation.

Section.

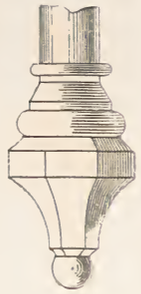


Detail of Window and Balcony.



B.

Front Elevation.



Corbel.

Section thro' AA.
$\frac{1}{8}$th real size.

String B.
$\frac{1}{8}$ real size.

Side Elevation.

A COUNTRY VILLA-GERMAN-PL. 2-DETAILS.

room, while the Kitchen is wholly lighted from this direction, so as to do away with the objection of its overlooking the main approach. The entrance for servants and tradesmen is also on this side, and also a means of access to the enclosed yard and inferior offices therein. On the opposite side or return of the house, a Conservatory is placed in communication or connection with both Drawing room and Dining room. In the centre of the back front there is a back door leading to the gardens, screened by an inner Lobby.

As to material, good red brick, with bands of black and other colored brick, would have a very good effect.

A good picked stock with red and black for bands, or with black alone, would be pleasing for the walling. For the springing and key-stones to doors and windows, stone would be best employed. For the enrichment shewn in these on the Elevation, encaustic tiles would be the readiest material. The ornamental courses can readily be obtained in brick, and might be applied also to the gables and chimney caps. The window cills should be stone, and the piercings in the upper stage of the Tower the same. The shafts with their caps and bases at the entrance of the Porch, should be stone, or the shafts might be Derbyshire or Cornish marble.

For the roofing green Westmoreland slate with purple or blue slate bands, or tile of two colors, might be used. In the former case the ridge cresting should be slate, the ornamentation beneath in lead. In the latter, tile of two colors, as for the roof itself, would be the proper material to be employed. In either case the finials should be metal, say tinned iron, with the leaves and floriations gilt. The hip-knops from which such issue, should be covered with lead, well dressed down on the slate or tile, as the case may be.

The accommodation afforded in the design is as follows, viz: —

On the GROUND PLAN: height of Story, 11 ft. 0 in.: —

a Entrance Porch.
b do. Hall and Staircase.
c Withdrawing Room 18 ft. 6 in. by 15 ft. 6 in., exclusive of the area of bay-window.
d Conservatory, communicating therewith, and with the Dining Room.
e Dining Room 20 ft. 0 in. by 15 ft. 0 in.
f Inner Lobby, screening the back entrance from the Gardens.
g Water-closet for Ground floor.
h Scullery 15 ft. 6 in. by 10 ft. 0 in., with Copper, Oven, &c.
i Coal Cellar.
k Kitchen 15 ft. 6 in. by 14 ft. 6 in.
l Lobby to ditto.
m Store Room, with entrance from the Lobby, and also from the Kitchen.
n Pantry.
o Servants' Water-closet.

p Wood-house.
q Knives, Boot-cleaning, &c.
r Tool-house.
s Enclosed Yard.

On the ONE PAIR, height of Story 10 ft. 0 in:—

t Landing and Stairs to upper room in the Tower.
u Servants' Bed-room 15 ft. 6 in. by 10 ft. 6 in.
v Bed-room, or Nursery 15 ft. 6 in. by 14 ft. 6 in., with Linen-closet and Wardrobe.
w Small Bed-room or Dressing Room 13 ft. 0 in. by 9 ft. 6 in.
x Front Bed-room 18 ft. 6 in. by 15 ft. 0 in.
y Best Bed-room 20 ft. 0 in. by 15 ft. 0 in.
z Water-closet for Chamber Floor, reached from quarter-space of Stairs.

The upper story of the Tower would contain a room for appropriation, as before mentioned, to the purposes of a private Study, smoking room, or an additional Servants' room.

The roof space is in the plate reserved for such further accommodation as might, under the circumstances before suggested, be rendered necessary.

The scale to which the plans are drawn on the plates, is 20 feet to an inch. The elevations are drawn to a scale of 10 ft. to the inch.

DESIGN No. 23.

A SUBURBAN VILLA—GERMAN.

(*Plate* 1.)

This is a Villa of the same general character as that shown in former German examples, varied somewhat in particular treatment and arranged to suit a suburban or other similar location. As respects Elevation it exhibits a main portion, and returns on either side at right angles therewith, but in each case of less extent, or depth, so as to leave the former in advance both in the front and in the rear, including in each case a Basement, Principal, or Ground, and One Pair, or Chamber, stories; the latter to a part of the height being within the roof space. The advanced or projected portions are gabled to their respective fronts. The larger return on the right, and the smaller one on the left of the front Elevation given in the plate, are also both gabled; the former in two spans, as indicated on the Section *A. B.* and the latter, as will be gathered from its inferior span and subservient plan and character, in one.

All these gables would be similar to that shown on the front Elevation, with the variation only, that in the finish of the right hand side front, a portion of the wall of the house would rise between the two inner rafters of the gable, which meet together in the centre here; an extension upwards which is necessary to constitute a parapet to the lead flat formed, as shown in the section, between these two spans. The outer and connected rafters of these gables, it may be here observed, rest towards the fore-front on the timberwork above the open Verandah, which fills the recess on its right, and towards the back, on the back wall proper of this part of the building. The nature of this timberwork and the mode in which it connects itself in appearance with the Verandah, is shown both on the elevation and section, as is likewise the general design of the Verandah itself. For any detail required for the latter, that supplied for similar features in the German Villas already given, will offer sufficient idea and authority. This will be the case as also regards the ornamental spandrels in the main gables, and in that of the Porch, and as respects other timberwork of the like description.

In elevational dealing, the plate, as respects the material, indicates a brick under construction with a coating of Portland cement for the chief parts, and rusticated, or jointed, angles. The Basement story is shown as of coursed stone, the Porch with its supporting walls and the enclosing walls of the steps to front entrance and to the Verandah, with, of course, the steps themselves, and the landing thereto, the same. The enclosing wall of the steps down to Servants' entrance should also be stone. To the windows French casements are shewn, and the

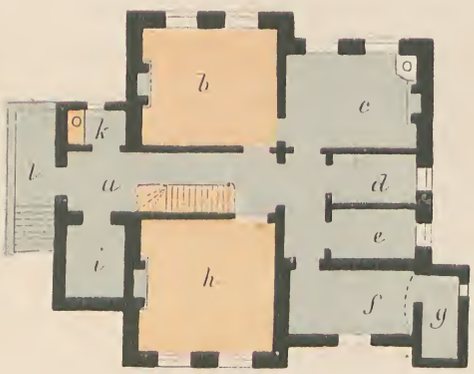
Front Elevation.

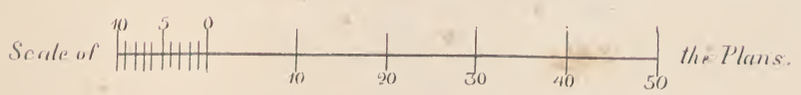
Section. A.B.

Principal Story.

Basement.

Chamber Story.





A SUBURBAN VILLA - GERMAN - PL. I.

nature of the internal finishing is in a measure, or so far as a small scale will allow, indicated on the Section.

For the roof covering, good Ladies', or Countess' Slating, is proposed.

The accommodation provided in the design, as represented in the three plans, is as follows:—

In the BASEMENT STORY, 8 ft. 0 in. high, 4 ft. 6 in. of which is above the Ground level, there is:—

a Servants' Entrance Lobby, and Staircase to Ground Story.
b Kitchen 15 ft. 0 in. by 13 ft. 0 in.
c Scullery 13 ft. 0 in. by 11 ft. 0 in.
d and *e* Pantry and Store-room.
f and *g* Coal and wood-cellars (vaulted).
h Servants' Room 15 ft. 0 in. by 14 ft. 6 in.
i Wine-cellar.
k Servants' Water-closet.
l Steps to Servants' Entrance.

The GROUND, or PRINCIPAL STORY, 11 ft. 6 in. high, contains: -

a Entrance Lobby.
b Hall and Staircase.
c Parlor, or Music Room 16 ft. 0 in. by 13 ft. 0 in., communicating with
d Withdrawing Room 16 ft. 0 in. by 22 ft. 6 in., opening to
e Verandah, or Conservatory.
f Dining Room 16 ft. 0 in. by 15 ft. 0 in., opening on the Verandah.
g Water-closet for Ground floor.
h Area of Servants' steps.

On the CHAMBER STORY, 8 ft. 6 in. high to the Collar-tye, there is:—

a Landing of Staircase.
b Back Bed-room.
c Smaller Bed-room for servants.
d and *e* Children's and Nursemaid's Bed-rooms.
f Best Bed-room.
g Water-closet, for Chamber floor, reached from half space of Stairs.

DESIGN No. 24.

A DETACHED VILLA—ITALIANIZED GOTHIC.

(*Plate* 1.)

This is a small detached Villa of nine rooms, viz.: four on the Ground floor, and four on the One pair; two extra rooms being obtainable within the roof if desired, and which, considering the same would be more generally required, are provided for, and indicated by the upper window which appears beneath the arched verge board of the roof in the Elevation; the roof of the portion of the building at this point being sufficiently elevated above the other roofs to afford the necessary height. Should it be considered desirable to limit the capacity to nine rooms, the roof might be kept to the one and lower level throughout, the windows in the gable being changed to ventilating apertures, or retained for light and air to lumber or stowage accommodation within the roof space.

The general character of the Elevation is such as is usually denominated the Italian Gothic, a style which has been much introduced of late both in Villa and other erections, and which is capable of very many pleasing combinations. In the design here given, the stricter phase as respects the introduction of Italian peculiarities, is not to an exclusive degree insisted on, as will be observed from the adoption of verge boards and other features which may be considered characteristic more especially, or at least more arbitrarily, of English versions of the Villa style. Practically such an introduction as the verge board is of much advantage, and therefore for good reason is allowable, subject to such alteration of detailed treatment as may accord with the general one.

It will be seen in the elevation that white brick is proposed for the walling, relieved by bandings of red brick; a chequered enrichment, in squares of two colors, being introduced beneath the three light window of the One pair, and a continuous string, ornamented with small inlaid circles, beneath the red band at the floor level of this story. Other colored brick, however, would be equally applicable, the color of the bandings being changed accordingly, to afford the necessary contrast and form the subdivisions of the fronts. The Porch is also of brick, in agreement with the rest of the main structure having a projected verge board as in the case of the roof gables. The jaumb shafts might be molded brick with stone caps and bases of Devon or Cornish marble. The bay-window is of timber on a brick foundation, with a serrated and battlemented cornice over it. The windows are furnished with sashes which should be double hung. Green slate with blue slate bandings is projected for the roof covering, and an ornamental cresting

10 5 0 10 20 30

Scale of the Elevations.

10 0 10 20 30 40

Scale of the Plans.

Ground Story.

One Pair Story.

A detached Villa - Italianized Gothic (9 Rooms) Pl. 1.

finishes the ridge. Ornamental hip-knops of wrought metal terminate the points of the hipped portions of the roofs and of the several gables. If iron be used for these terminals they should be tinned, as already remarked in reference to similar introductions in other cases.

As to the internal arrangements and the distribution of the accommodation there provided, the plans will afford the requisite information. That shewing—

The GROUND STORY, 10 ft. 6 in. high, contains as follows, viz.:

a Entrance Porch, partly in recess and partly projected.

b The Entrance Hall, leading to the Staircase and having a door of access at the end opening on to the Garden behind.

c The Staircase.

d Withdrawing room 19 ft. 6 in. by 15 ft. 0 in., with bay-window looking to the front.

e Dining Room 20 ft. 0 in. by 15 ft. 0 in.

f Kitchen 15 ft. 6 in. by 14 ft. 0 in.

g Scullery 12 ft. 0 in. by 11 ft. 0 in., with Copper, Sink, &c., and Servants' Entrance, which might open upon an enclosed Yard in this situation, if it were desired thus to screen the offices, and provide for any such outbuildings as Stabling, Wood-store, Men-servants' closet, Knife, and Tool and Poultry-houses, &c.

h Pantry.

i Coal Cellar.

The three latter are formed, as will be seen, within the lower building shewn on the left of the Elevation.

k Water-closet for Ground floor.

On the One PAIR STORY, 9 ft. 6 in. high, there is comprized:—

l Landing of Staircase.

m Housemaid's-closet, with Sink, &c.

n Passage of communication between rooms, approached from landing of stairs.

o Back Bed-room 15 ft. 0 in. by 12 ft. 0 in.

p Smaller, or Bachelor's, Bed-room 11 ft. 0 in. by 10 ft. 6 in.

q Front, or Best, Bed-room 15 ft. 0 in. by 14 ft. 6 in.

r Dressing Room, communicating therewith, 10 ft. 6 in. by 7 ft. 0 in.

s Nursery, or Servants' Bed-room 15 ft. 6 in. by 14 ft. 0 in.

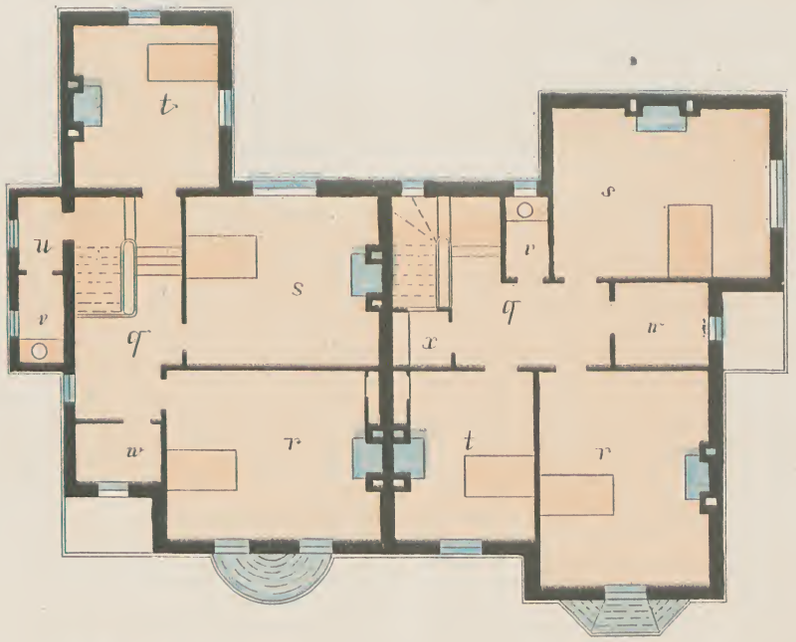
t Water-closet for Chamber floor, over that on the floor below.

With regard to any further accommodation which might under particular circumstances be deemed necessary, suggestions have been before made in speaking of an appropriation of the roof space. Very good Nurseries and servants' Bed-rooms might be here obtained, in which case

the room *s* on One pair plan would form a second, or additional, Best Bed-room, and thus increase the Chamber provision of that floor.

It will be observed that all the rooms, closets, and other conveniences, on both stories, have good and sufficient light, in the case of the Drawing room and Dining room from two directions, with a view to the attachment of a Conservatory, or Green house, on the long side, which should be reached from either, and that all, excepting one,—the smaller Bed room *p*,—have fireplaces. The latter, however, could readily be supplied with one either placed beneath the window, where such a convenience is now frequently placed, the flue ascending in the pier at the side, or in one of the angles against the outer wall: that nearest the front Bed room *q* would be the better one, since the flue could very conveniently, by means of an internally-constructed arch, be conveyed into the chimney stack which receives the flues from this latter room and the Dining room below, and thus shew no break, or extraneous projection, in the external wall of the house.

ONE PAIR PLAN



GROUND PLAN

BASEMENT PLAN

Scale of 5 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 Feet

A Pair of conjoined Villas-Pl. 1-(Nine Rooms.)

DESIGN No. 25.

A PAIR OF CONJOINED VILLAS.—NINE ROOMS.

(*Plates* 1 *and* 2.)

This is a design of the same capacity as to number of rooms in each house as the last, viz. nine, but arranged differently, and possibly in a manner more suitable to a suburban locality, where extent of ground is less cheaply obtainable than in the other case, in which the advantage of a more unconfined, or rural situation is assumed. In the present design the accommodation provided is disposed in three stories, viz. a Basement, partly beneath the surface of the Fore Court or Garden, a Ground or Principal Story, and a Chamber Story above. In each of these stories there are three rooms, as distinguished from other subdivisions and conveniences, making in all as before said, nine rooms. The other accommodation comprised in the Basement stories, respectively, consists of the Pantries, Cellars, and other domestic requisites of this sort. On the Ground Plans the addition is simply that of the necessary water-closet, &c. for this floor. On the One pair Story there are in each case similar water-closets to those below, for the use of the Chamber floor, and besides, two light closets, which might be appropriated as linen or china closets, or used as Dressing rooms or as occasional Child's Bed-rooms, as might be desired.

To all of the rooms, it will be observed, care has been taken to obtain good light, and from directions the least open to objection as regards overlooking the approach to the house or one another. They have also all of them open fireplaces to afford, as respects the chambers means of warmth in winter and ventilation in summer. To the principal room on the Ground floor a bay-window is attached, in the one case a semi-octagon on plan, in the other a semi-circle. It will be noticed that the variation in the plan of the two houses is not confined merely to these features. For the sake of picturesque effect in the composition, and in the treatment of the design in Elevation, certain other departures from uniformity have been indulged in. In the one house it will be perceived that the principal Entrance occupies a position in front; in the other it is placed at the side. In the former case the Breakfast Parlour, *n* on the Ground Plan, and the Servants' room beneath, *e* in the Basement Plan, with the Back Bed-room above it, *t* on the One Pair plan, form a projecting building, rearward of the main structure, while in the latter the rooms similarly appropriated occupy positions in the main body of the building. In the latter case the water-closets are also included within the main structure, while in the former they are projecting erections in the side front.

In an artistic point of view the advantages are considerable in this mode of treatment.

The sameness of the exact uniformity which is so commonly seen, is anything but agreeable to a cultivated taste, nor is there any practical reason of value why such a system should be stereotyped. It was the observation of a talented and well-known architect of his day that nothing was more offensive to his eye than the everlasting repetitions of "an iron railing and a door" of the London streets. The "ditto repeated" which prevails, happily, however, not without some late exceptions, in our Suburban semi-detached erections, is equally undesirable, and even more to be deprecated. The circumstances and restrictions which often affect and interfere with free adoption of such diversity in the case of a line of street houses, seldom apply with a force sufficient to prevent some approach to a less objectionable and repulsive mode of dealing with the subject in suburban instances, and it is this fact which has originated the varied plan adopted in this design.

The character of the Elevation, as will be noticed in Plate 2, may be considered to be a composed Italian. The material employed is assumed to be red and white brick; as respects the Ground story disposed in rusticated courses, and in the upper story laid in the usual way.

The strings, keystones and balconies, and the corbel-table of the cornice, with the parapet walls to the steps, and to the areas, would be, perhaps, more satisfactorily as well as readily, in the neighbourhood of London, executed in stone. Molded white bricks, suitable for either, are however, obtainable. Those from the manufactory at Cossey, near Norwich, are of a very superior quality and make for purposes of this kind, and may be had either plainly molded, or with enrichments of a similar description to those usually introduced where stone is employed.

In the Elevation green Westmoreland slate is indicated for the roof covering. Red or party-coloured tile would, however, carry out more distinctively perhaps the Italian character.

The fore-front of the right hand house is projected forward to the extent of one half of its frontage; the upper portion of the projected part being gabled and finished as a pediment. The principal, or Ground story, of this projection, has an octagon bay, carried down also in the Basement, for the sake of additional size to both the drawing room and the front kitchen beneath it. The breakfast parlour of this house, *n* on the plan, receives its light from a window placed between this bay and a similar one, but of semicircular form on the plan, which in like manner lights the drawing-room of the left hand house. In this latter case it will be seen that, differing from the right hand house which has but one, two long casemented windows appear above the semicircular bay, and above these the front finishes in a gable and pediment, of similar kind to that of the adjoining, or first mentioned, house. In other respects the windows of this, or the One pair story, are alike in both cases, a trifling difference occurring only in those which occupy the tympanum of each pediment.

The porch, which screens the front entrance to this house, is formed in recess from the main or road front. In the other house it is similarly recessed from a portion of the side front. Both are ascended to by a flight of stone steps, protected by a similar ornamental balustrade to that which guards the area round the Basement. The servants entrance to the latter story is descended to by similar steps, passing in the one case beneath the landing of the porch, and in

Elevation.

12 5 4 3 2 1 0 5 10 15 20 25 30

Scale of Feet.

A Pair of conjoined Villas-Pl.2-(Nine Rooms.)

the other placed backward to the left of it, in advance of the wing building in which are contained the water-closets for the several floors.

While speaking of the entrance porches it may be observed, that in the Elevation, that to the right hand house, is shewn as an open one, while on the plan it is shewn as a closed one. Should it be preferred to retain the arrangement of the open porch, it would be simply necessary to make the length of the dining-room, *m* on the Ground plan, take a direction from front to back, instead of being parallel with the frontage, and add a second window on the long side to fill the lengthened space. This would be the only alteration of the Ground plan needed. On the One pair Plan, seeing that the porch would be then in projection, the space over it, as it appears in the Elevation, might be thrown into the small room or closet *w*, and thus increase its size.

As respects the Elevational appearance of the side and back fronts, they would follow generally the treatment exhibited in the fore-front. Retaining the arrangement of the closed porch for the right hand house, as shewn on the plans, the Elevation here would be very nearly similar to that of the fore-front in the left hand house, two single windows taking the place of the bay-window and the double long windows on the Ground and One Pair story respectively. The porch and the treatment of the portion above it, would, in this case, be exactly the same in both. In the case of the open projected porch, the front above it would be carried up and finished with a gable and pediment like those of the fore-front, the main roof being continued through from front to back, that above the room over the porch breaking out of it centrally, or thereabouts, in its length. So arranged the back front would shew two pedimented gables, one at either end of the Elevation, projected from the main roof, running lengthwise, and continued over the two houses between them, after the same fashion as in the front Elevation.

The Plan and Elevation being thus described, the accommodation afforded is next to be considered. That given in the—

BASEMENT STORY, 8 ft. high, is in each house as follows, viz.

a a Servants' Entrances and steps down from the fore-courts.

b b Kitchens, each 18 ft. 0 in. by 14 ft. 0 in., with dresser and closets right and left of fireplace.

c c Sculleries, respectively 14 ft. 0 in. by 14 ft. 0 in. and 14 ft. 0 in. by 11 ft. 0 in., with Sink, Copper, &c.

d d Cellars.

e e Servants' Rooms, respectively 13 ft. 6 in. by 11 ft. 3 in. and 11 ft. 6 in. by 10 ft. 0 in.

f f Passages and stairs to Ground Story.

g g Servants' water-closet, with, in one case, an entrance lobby from beneath the kitchen stairs, the other entered externally from the back area.

h h Larders and Pantries.

On the GROUND, or PRINCIPAL STORY, 11 ft. 6 in. high, there is, in each case:—

i i Recessed Porches and the steps of access thereto.

k k Entrance Hall and Staircases.

l l Withdrawing Rooms, each 18 ft. 0 in. by 14 ft. 3 in., exclusive of the area of the bay-windows.

m m Dining Rooms, in the one case 18 ft. 0 in. by 13 ft. 9 in., in the other 16 ft. 6 in. by 13 ft. 9 in.

n n Breakfast Rooms, or Parlours, each 14 ft. 0 in. by 12 ft. 0 in.

o o Water-closets for Ground floor.

p p Entrances and steps to Gardens.

p^1 p^1 Steps down to Servants' entrances from the fore-courts.

On the ONE PAIR, or CHAMBER STORY, 8 ft. 6 in. high, there is contained: —

q q Landing of the Staircases.

r r Best, or front Bed Rooms, each 18 ft. 0 in. by 14 ft. 3 in.

s s Back Bed Rooms, in one case 18 ft. by 13 ft. 9 in., and in the other 16 ft. 0 in. by 13 ft. 9 in.

t t Third, or Children's Bed Rooms, each 14 ft. 0 in. by 12 ft. 0 in.

u Lobby to water-closet, entered from the half space of stairs, in the case of one house only.

v v Water-closets for Chamber floor, to both houses.

w w Dressing Rooms.

x Housemaid's or Linen-closet, in one house.

The cost of each Villa, as here represented, may be taken approximately at from £ 700 to £ 750.

A block of four detached Eight-room Villas-Pl.1.

Ground Plans.

DESIGN No. 26.

A BLOCK OF FOUR DETACHED VILLAS.

(*Plates* 1, 2, 3, *and* 4.)

In the design or rather assemblage of designs here given, four varied ideas for detached Villas are represented, arranged as occupying an irregularly shaped plot of ground or site situated at the angle of two roads, and having consequently a frontage in two or more different directions. Such irregularly formed plots, it is unnecessary to remark, are frequently to be found, and they often afford the opportunity for a very picturesque disposition of a block or associated arrangement of houses such as here proposed. It is not, of course, to be expected that exact similitude to the site here represented would in any case be met with, this is not likely, but many points of resemblance might exist and many circumstances occur, under which the idea here shewn might be available, or at least suggestive.

As just observed, a projected angular piece of land at the angle of junction of two roads is assumed and operated upon, as shewn in Plate 1. Of this the outer or extreme point is occupied by Plan No. 1, which has a frontage towards both roads. The superior, or entrance front, being towards the presumed road at the bottom of the plate, and the inferior or side front towards that on the left of the plate. The former constitutes the carriage approach, and from the latter admission is had to the lawn and gardens, and to the domestic offices in the rear, without interference with the main front.

Plan No. 2, placed to the right and adjoining in No. 1, fronts in the same way on the presumed road at the foot of the plate; one of the gates of the carriage sweep opening square, or direct, upon this road, and the other upon the return of the same where a diversion of its course is assumed to take place. Upon this return and its presumed continuation, the side front of this house would also look, and it is here, just at the angle of the continuation, that an entrance is provided to the gardens in the rear, and through them to the domestic offices from this direction, a more immediate one being also provided from the main frontage by means of the carriage drive.

Plan No. 3 has its main, or principal front towards the road on the left of the plate, its carriage drive being from that direction. Its side front is towards the rear of Plans Nos. 1 and 2, and its back on the inferior front of Plan No. 4. Its domestic offices are reached from the upper carriage gate, by a path from the drive, or a separate gate and path might be had if desired.

Both in this house and in the house No. 1, the access to these offices is very direct and also sufficiently secured from too full or obstrusive an observation.

In Plan No. 4 the entrance front is jointly towards the road at foot of the plate and towards its continuation before noticed; the carriage gate to the house being in the angle where the latter commences to bend. Its superior side front would also to some extent be towards this continued road, its inferior side front towards Plan No. 3. The access to the domestic offices in this plan would be by means of the path running by the side of the wall, or fence, separating the grounds of this house from those of No. 2.

The accommodation provided in each house is, as respects the ground story, nearly the same. The Ground plans No. 1, 2, and 3 comprize four rooms—plan No. 4 five rooms, with the requisite pantries, cellars, closets, &c., in addition. In the One pair, or Chamber floor, a difference occurs as to number of rooms in each house. No. 1 has four rooms on this level,—No. 3 has three rooms—four might be obtained if the space occupied by the scullery below were continued up,—and No. 2 and 4 have each five rooms. In the case of the latter a sixth room might be had by building over the Scullery as suggested by No. 3. The summary of the accommodation is, therefore, as follows. Design No. 1,—eight rooms. Design No. 2, nine rooms. Design No. 3, seven rooms, or if desired eight. Design No. 4, ten, or if desired eleven rooms. Pantries, cellars, and water-closets for each floor in addition.

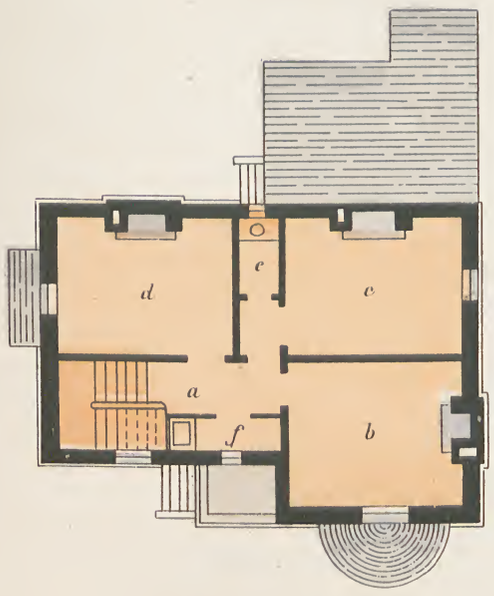
The disposition of these several rooms is proposed to be as follows, viz:—

On the GROUND STORY of Design No. 1, 10 ft. 6 in. high,

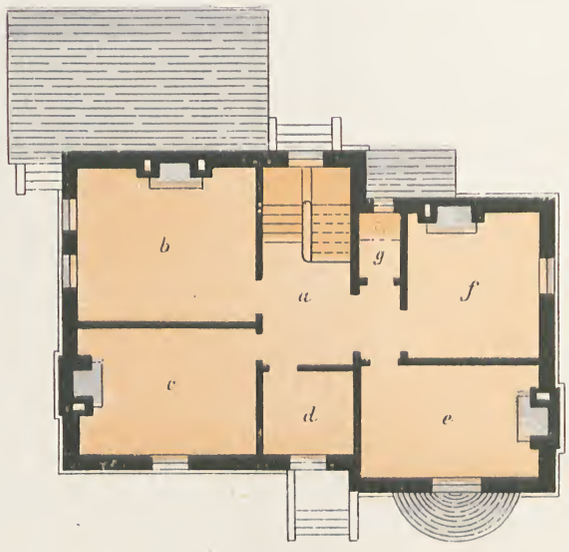
a Covered Porch at principal entrance.
a[1] Hall or Passage.
b Withdrawing Room 17 ft. 0 in. by 13 ft. 0 in., exclusive of the semi-circular Bow on its return side.
c Dining Room 14 ft. 6 in. by 13 ft. 6 in., with square projecting Bay on the fore-front.
d Inner Hall and Staircase.
e Back Lobby and Entrance and steps from the Garden.
f Principal Water-closet for Ground floor.
g Kitchen 12 ft. 6 in. by 11 ft. 0 in.
h Scullery 12 ft. 6 in. by 9 ft. 0 in., having Copper and Sink, and a back Entrance for Servants, and to
h[1] Servants' Water-closet.
i and *k* Pantry and Larder.

On the ONE PAIR STORY of this Design, 9 ft. high,

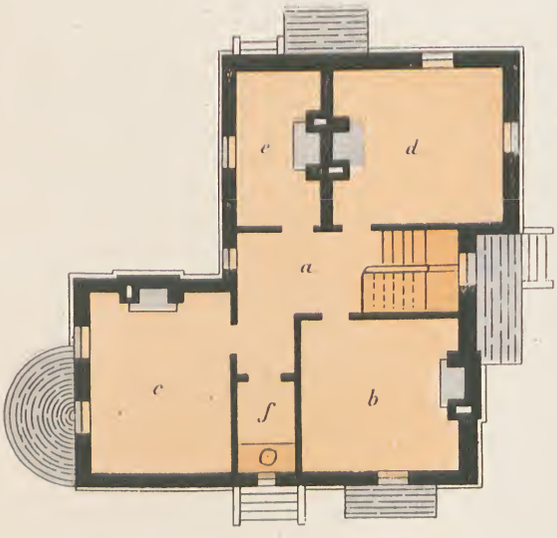
a Landing of Staircase.
b and *c* Front Bed-rooms, respectively 14 ft. 6 in. by 13 ft. 6 in.
d and *e* Back ditto, respectively 15 ft. 0 in. by 12 ft. 6 in., and 12 ft. 6 in. by 9 ft. 0 in.
f Water-closet for Chamber floor.



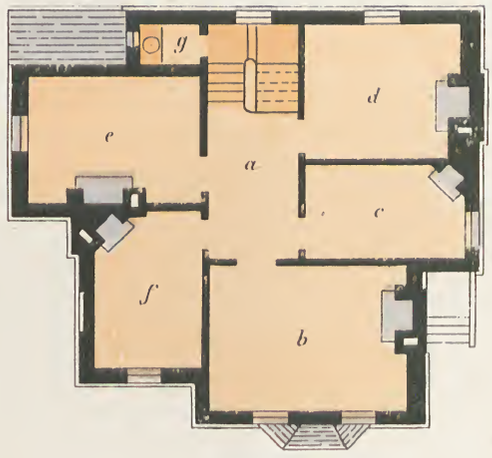
ONE PAIR PLAN Nº 3.



ONE PAIR PLAN Nº 4.



ONE PAIR PLAN Nº 1.



ONE PAIR PLAN Nº 2.

5 0 5 10 15 20 25 30 35 40 45

Scale of Feet.

A block of four detached Villas Pl. 2.

On the GROUND STORY of Design No. 2, also 10 ft. 6 in. high,

a Covered Porch and steps at entrance, as in Design No. 1.
b Entrance Hall and Staircase.
c Withdrawing room 16 ft. 0 in. by 12 ft. 6 in., with semi-octagon Bay towards the fore-front.
d Dining Room 16 ft. 0 in. by 14 ft. 6 in.
e Back Entrance and steps to Garden.
f Water-closet for Ground floor.
g Kitchen 15 ft. 6 in. by 11 ft. 6 in.
h Scullery 10 ft. 0 in. by 10 ft. 0 in.
i Pantry.
k Servants' Entrance and Porch.
l do. Water-closet.

On the ONE PAIR STORY of this Design, likewise 9 ft. high,

a The Landing of Staircase.
b Best Bed-room 16 ft. 0 in. by 12 ft. 6 in.
c Smaller Bed-room, or Dressing-room 14 ft. 0 in. by 8 ft. 0 in.
d Back Bed-room 14 ft. 0 in. by 11 ft. 6 in.
e and *f* Back and Front Bed-rooms, respectively 15 ft. 6 in. by 11 ft. 0 in., and 10 ft. 0 in. by 10 ft. 0 in.
g Water-closet for Chamber floor.

The roof space in both these designs might be appropriated as Lumber rooms.

In Design No. 3 there is:—

On the GROUND STORY, say 11 ft. 0 in. high:—

a Covered Porch and steps at principal entrance, as in the two preceding designs.
b Hall and Staircase.
c Dining Room 16 ft. 0 in. by 12 ft. 6 in., exclusive of the circular Bay.
d Kitchen 16 ft. 0 in. by 12 ft. 6 in.
e Withdrawing room 15 ft. 6 in. by 12 ft. 6 in., with square projecting Bay in the main front.
f Principal Water-closet for Ground floor.
g Scullery 11 ft. 6 in. by 11 ft. 0 in., with Sink and Copper, &c.
h Pantry,
i Servants' Entrance and Porch, as in Design No. 2.
k Servants' Water-closet.

On the ONE PAIR STORY of this Design, 9 ft. in height,

a Landing of Staircase.

b and *c* Front and Back Bed-rooms, respectively 16 ft. 0 in. by 12 ft. 6 in., and 16 ft. 0 in. by 12 ft. 0 in. The former lighted from the front, the latter from the side, so as not to interfere with the additional Bed-room which might be obtained over the Scullery.

d A third Bed-room 15 ft. 6 in. by 12 ft. 0 in.

e Water-closet for Chamber-floor.

f China, Linen, or Housemaids'-closet, as may be found most convenient.

There is in the same way in Design No. 4.

On the GROUND STORY, 11 ft. high,

a Principal Entrance and outer Hall leading to

b Inner Hall and Staircase.

c Dining Room 16 ft. 6 in. by 12 ft. 6 in., lighted from the fore-front, with recess for sideboard, &c.

d Library, or Parlor 16 ft. 0 in. by 10 ft. 6 in., exclusive of the space contained in the semi-circular Bay-window.

e Withdrawing room 16 ft. 0 in. by 13 ft. 6 in., lighted from the side or garden front.

f Water-closet for Ground floor.

g Back Lobby and Entrance, and steps from the back garden.

h Kitchen 16 ft. 6 in. by 10 ft. 6 in.

i Pantry or Larder.

k Scullery 16 ft. 6 in. by 11 ft. 0 in., with Copper and Sink, &c.

l Servants' Water-closet, entered from the back garden.

m ditto Entrance Porch and steps—and

On the ONE PAIR FLOOR, height as in last Design 9 ft.,

a Landing of the Staircase.

b Best Bed room 16 ft. 6 in. by 13 ft. 0 in., lighted from side front, as in the case of Design No. 3, for the convenience of attaching the additional room over the Scullery.

c Front Bed-room 16 ft. 6 in. by 11 ft. 6 in.

d Dressing Room 8 ft. 0 in. by 7 ft. 6 in.

e and *f* Front and Back Bed rooms, respectively 16 ft. 0 in. by 10 ft. 6 in., and 16 ft. 0 in. by 11 ft. 6 in.

g Water-closet for Chamber floor.

The general arrangements of the four designs viewed as associated with each other, and the disposition of the accommodation proposed in each being thus remarked upon, the elevational

A block of four detached Villas Pl/3.

character and style is next to be referred to. Such, it will be observed, differs in each design, for the purpose of exhibiting that variety, which, as a rule, should exist in a group of buildings associated and placed as these are proposed to be.

The style of architecture exhibited in Design No. 1. is that which may be characterized as the late Tudor, or rather early Jacobean, of which several very good examples still exist in many parts of the country. It is a style adaptable, perhaps, in a greater degree, or more readily, than the earlier phase of the Tudor to modern ideas and requirements, and has the advantage of offering opportunity for the display of architectural expression at less cost, since the admission of the arched form in door-heads and other voids is not necessarily called for, but on the contrary the square-headed opening is a main feature in the majority of instances. In general outline, however, there is close affinity to the older style, and the peaked and parapetted gables, projecting bays, external chimneys, and other similar features of the latter are still retained; an equally pleasing and like picturesque effect being the result.

As to the material best suited to convey the character here intended to be represented, it may be remarked that in Gloucestershire and Worcestershire some of the most pleasing evidences of the style exhibit a stone construction; to be accounted for by the prevalence in these situations of this material. Under the same circumstances such material should be preferred, and it might be applied either as rubble or random-coursed stone, with wrought stone quoinings, or as a wrought stone facing throughout.

Where brick might be the readier material, such would be perfectly admissable, the window and door dressings, quoinings, &c. being of stone. There is a very fine example of a brick house of this style not far from Barking, in Essex, which establishes a full authority for the introduction of this latter material where such might be the most available one with which to build. In the case of the adoption of brick, the roofing should be tile. In the case of a stone construction, a roof covering, such as is very prevalent in Sussex, might be adopted, probably with more advantage to the architectural appearance.

In the perspective views given in Plate 3, adopting respectively the one and the other material, it will be seen that brick is shewn as employed in Design No. 1, while in that of No. 2 stone-rubble constitutes the constructive material of the walling, with free stone for the windows, doors, and other features of the like sort. Dealing with the French character and peculiarities exhibited in this latter design the stone construction may, perhaps, be considered the most legitimate, and for this reason has been here adopted.

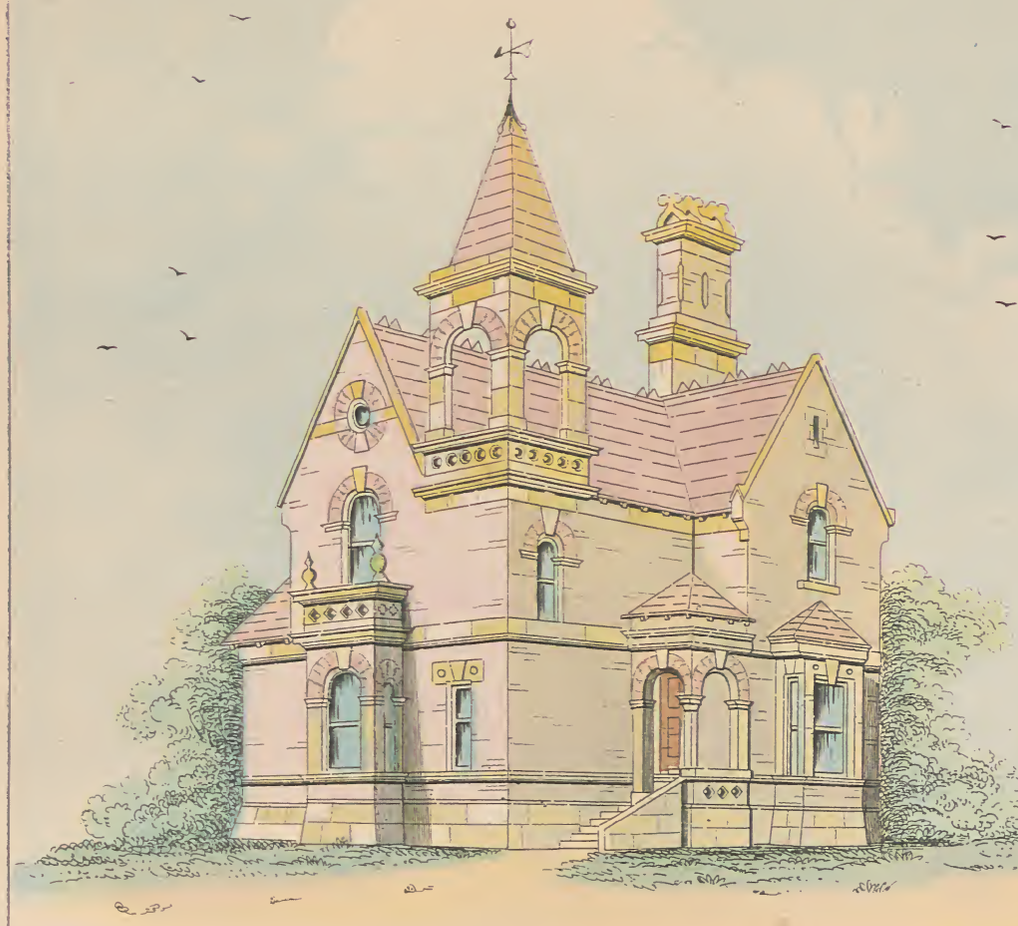
It will be unnecessary to more than thus far observe on this design as so shewn, seeing that the view will convey sufficiently the principal points of the idea. As to the nature of the detail which should be followed in the component parts, such may be safely derived from the plates of French detail which illustrate the other designs of this character already given. In the same manner it will be also unnecessary to refer to or describe to a greater extent the perspectives of Designs, Nos. 3 and 4, which form the subjects of Plate 4. The observations as to choice of

materials made with respect to Nos. 1 and 2 are applicable here in equal force—brick having only the prior claim, perhaps, because of its being the one which under ordinary circumstances would be the more readily obtainable.

As to the character exhibited in these two designs, that shewn in No. 3 is in a measure a purified phase of the Elizabethan, in which classic peculiarities and expression in detail supersede the more usually received and observed characteristics of the style which passes under this name. Of a period approaching the close of Elizabeth's reign, there are several good examples of this latter class of building to be met with in the country, and it is from these that the main treatment or idea of No. 3 is developed.

As regards No. 4, this may be more fitly denominated a composed design, its principal component features and consequent general appearance partaking, perhaps, more immediately of Anglo-Italian resemblance, but on the whole sufficiently free in treatment to be removed from an exclusive or distinctly regular appropriation.

The banded or coursed arrangement shewn in the view may be produced as, there given, by the alternate dispositon of colored brick, or if desired, by rusticated stone, or by cement in imitation of the latter. If the main construction of the walling be of red brick (instead of white as shewn in the view) either stone or cement applied in this manner would be effective and give a substantial character to the lower story. In this case it will be unnecessary to remark that the cornices, strings, and other decorations of the like kind, should be formed also of either stone or cement, according as the one or other is employed in the lower story, so as to ensure completeness of design and correspondence in constructive means or material. Lastly, it is to be noticed that in the perspective views the bay-windows are shewn as square while in the plans they are drawn semi-circular. Either plan may be followed according to taste. The former would be the cheaper.



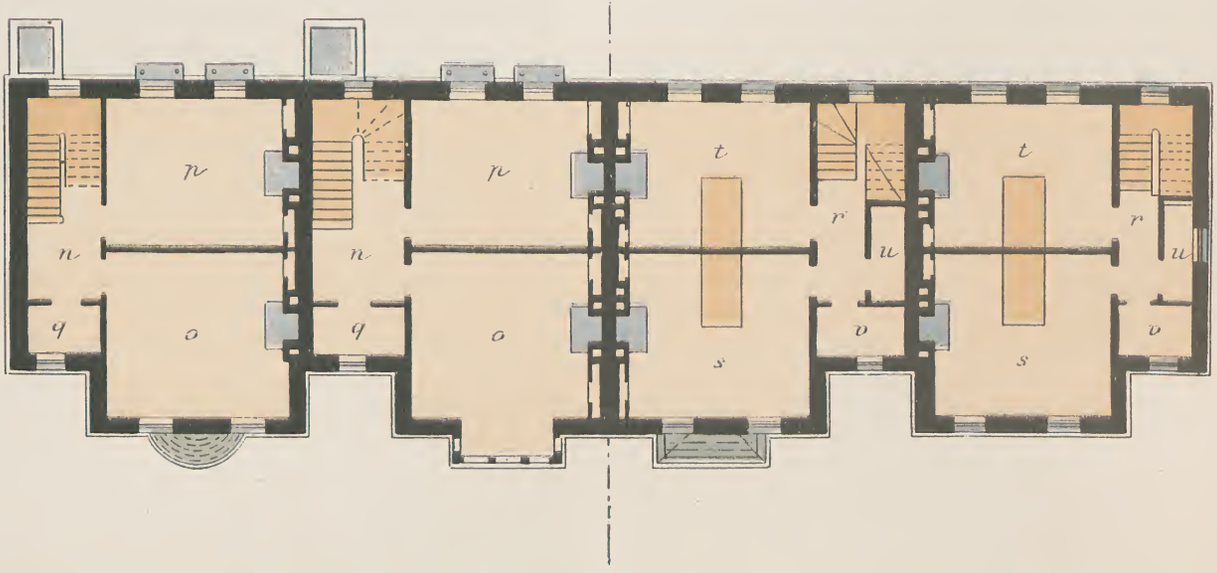
Perspective View of № 3.

Perspective View of № 4

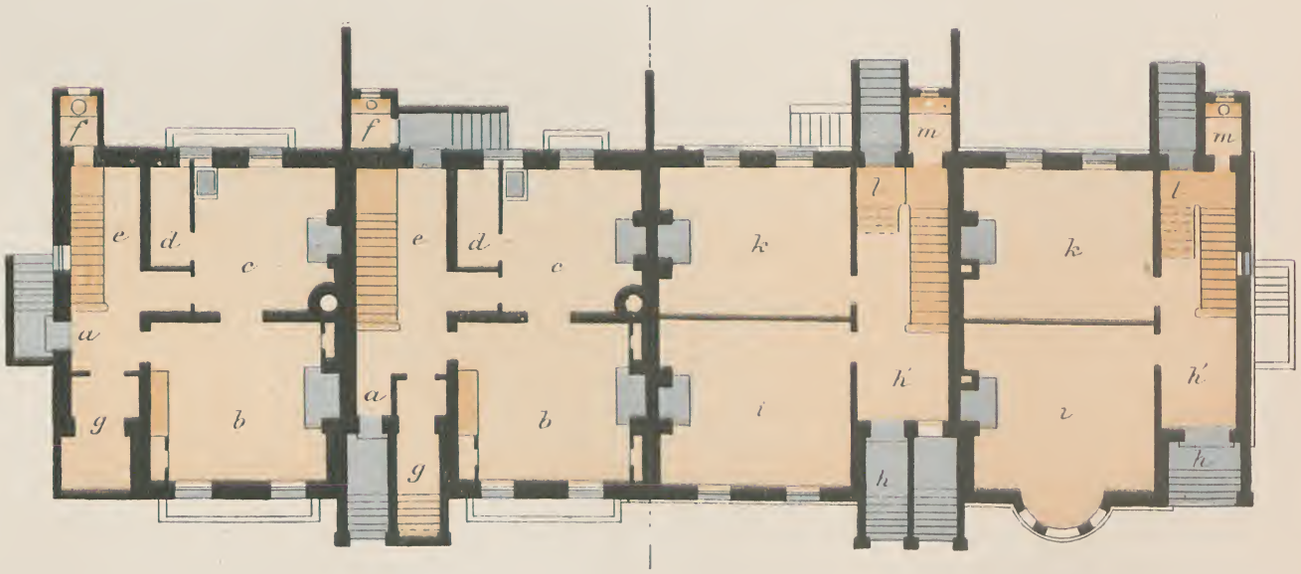
A block of four detached Eight-room Villas-Pl 4.

ONE-PAIR PLAN

TWO-PAIR PLAN



SCALE OF 10 5 0 10 20 30 40 50 FEET



BASEMENT-PLAN

GROUND-PLAN

A Pair of Double-detached Villas Elizabethan Style Pl. 1

DESIGN No. 27.

A PAIR OF DOUBLE DETACHED VILLAS.—ELIZABETHAN STYLE.

(*Plates* 1 *and* 2.)

To meet a demand which occasionally arises, this design exhibits an arrangement of building which if separated or not conjoined, would constitute the usual semi-detached form of Villas. Where a limited frontage exists or economy in the use of such is an object, this method would give, in a measure, the same appearance as that produced by the more commonly employed plan of two connected houses; and in the case of the terraced character being desired, two or more blocks of houses according to this arrangement would sufficiently represent the intention, and keep at the same time such an amount of detached character as would remove them for entire opposition to the Villa style, which should be retained, and is for the most part required in suburban localities.

In the plans which form Plate 1 of this design, the four houses are given in their full connexion the one with the other. In the elevation which forms Plate 2, one half of the block of four, that is to say, the principal fronts of two of the houses only is shewn, viz.: those occupying the right hand of the plan, the point of division between these and the two which occupy the left of the plan, being indicated by a small arched recess in the situation of the party wall between the two centre houses. An exact similitude being intended elevationally with regard to each two houses, it has been considered unnecessary to reproduce the left hand pair, by which the opportunity for an increased scale of representation is afforded, at, of course, an advantage worth attention.

Recurring to the plans it is to be noticed that the same exhibit severally the arrangements of the Basement, the Ground, and the One and Two pair stories of each house, in the following manner. Of those on the left of the plate the lower represents the Basement stories, respectively of the end houses and of those forming the central ones. Of those on the right of the plate, the lower shew the ground stories of such houses; and in like manner the upper plans represent the One pair and Two pair floors in each case.

The accommodation provided in the several stories, following the mode of description hithertho adopted, is as follows, viz.:

In the BASEMENT of each house, 7 ft. 6 in. high, there is:

a a Servants' Entrance, with steps down thereto from the fore-court, or Ground level.

b b Kitchen 14 ft. 6 in. by 13 ft. 0 in., with dresser and closets by side of ditto and by the fireplace.

c c Scullery 11 ft. 6 in. by 11 ft. 6 in., with Copper and Sink.

d d Pantry or Larder.

e e Passage and stairs up to Ground story.

f f Servants' Water-closet, with, in the case of the central houses, steps up to the back garden and a back entrance therefrom. In the case of the end houses the entrance *a* answers for both front and back access.

g g Coal-cellars under front steps.

On the GROUND STORY, 11 ft. 0 in. high, there is in each house:

h h Front Entrance and steps.

h^1 h^1 Hall and staircase to upper stories.

i i Withdrawing room 15 ft. 0 in. by 14 ft. 0 in., with, in the case of the end houses, a semi-circular projecting bow, corbelled out from the pier between the windows of kitchen below.

k k Dining room 15 ft. 0 in. by 12 ft. 6 in.

l l Back Entrance and steps down to the Garden.

m m Water-closets.

The ONE PAIR STORY 9 ft. 6 in. high, contains:

n n Landing and stairs to Two pair floor.

o o Front, or Best, Bed-room 15 ft. 0 in. by 12 ft. 6 in., exclusive of the area of the bow-windows given to each front room on this story, in the one case square, in the other semi-circular.

q q Small Dressing-room, or if desired, Water-closet for the Chamber floor.

On the TWO PAIR or ATTIC STORY, 7 ft. in height to the Collar, is comprized:—

r r Landing of the Staircase.

s s Front Bed-room, of the same size as regards floor space in each case as those on the story below.

t t Back Bed-room ditto, ditto, ditto.

u u Housemaids'-closet on the Landings.

v v Large closet for China or Linen.

On the elevational treatment only a few observations will have to be made. The end houses, as will be seen, differ from the two which form the centre of the composition by having

A Pair of Double-detached Villas-Elizabethan Style Pl.2.

a semi-circular bow which is continued, in these instances, the whole height of the Ground and One pair stories; a square bow window issuing from the level of the One pair; and confined to this story, being the feature adopted in the first mentioned; leaving the Dining rooms lighted each by two semi-circular headed windows placed on either side of a central projection, carried up from the plinth of the Basement as an assisting support to the Bay of the One pair. These windows, as well as all the others in the elevation, are shewn on the plate as glazed in quarries after the old fashion, but there could be offered no valid objection to the substitution for this more ancient form of glazing, of plate glass in large squares, which would accord better with present acquirements and the capabilities of modern production as regards such material for the purpose. The difference in the treatment of the bow-windows above mentioned constitutes the chief point to be noticed. In other respects the four houses are nearly alike. The mode of access to, and the situation of the entrance to the Basement being slightly varied. In the centre houses the latter appears directly in the front, and is approached by steps descending by the side of those which ascend from the Ground level to that of the front or Principal Entrance to the ground floor. In the end houses the similarly provided Servants' entrances are reached from the side. In both cases the sunken area in front of the Basement is screened and protected by a pierced parapet, and the same kind of protection is applied to the areas formed in front of the back windows at this level.

In the plate the material indicated for the elevations is white brick, with stone for the bay-windows, doors, and window-dressings, cornices, and parapet, &c.; to accord with which green Westmoreland slate is adopted for the roof covering. Red brick, however,—in which case the tiled roof should properly take the place of slate—might be substituted for the white, according as taste may direct.

DESIGN No. 28 a.

DESIGN FOR A PAIR OF SEMI-DETACHED VILLAS.

This design is intended for a suburban locality, where ground is not so expensive as to render it necessary to cramp the frontage. The elevation is drawn to a scale of twelve feet to the inch, and plans of each story and of the roof are given to a scale of sixteen feet to the inch.

The materials are supposed to be brick with stone dressings, the front and flanks to be faced with red bricks, the string-courses to be of best malms or Bath stone, the window and door heads, window sills, corbels, caps and bases of columns, &c. to be of Bath stone; the columns of grey polished granite, and the steps of Harehill stone. The two-light windows with their dividing columns, and the columned doorways will give a pleasing appearance to the elevation when executed.

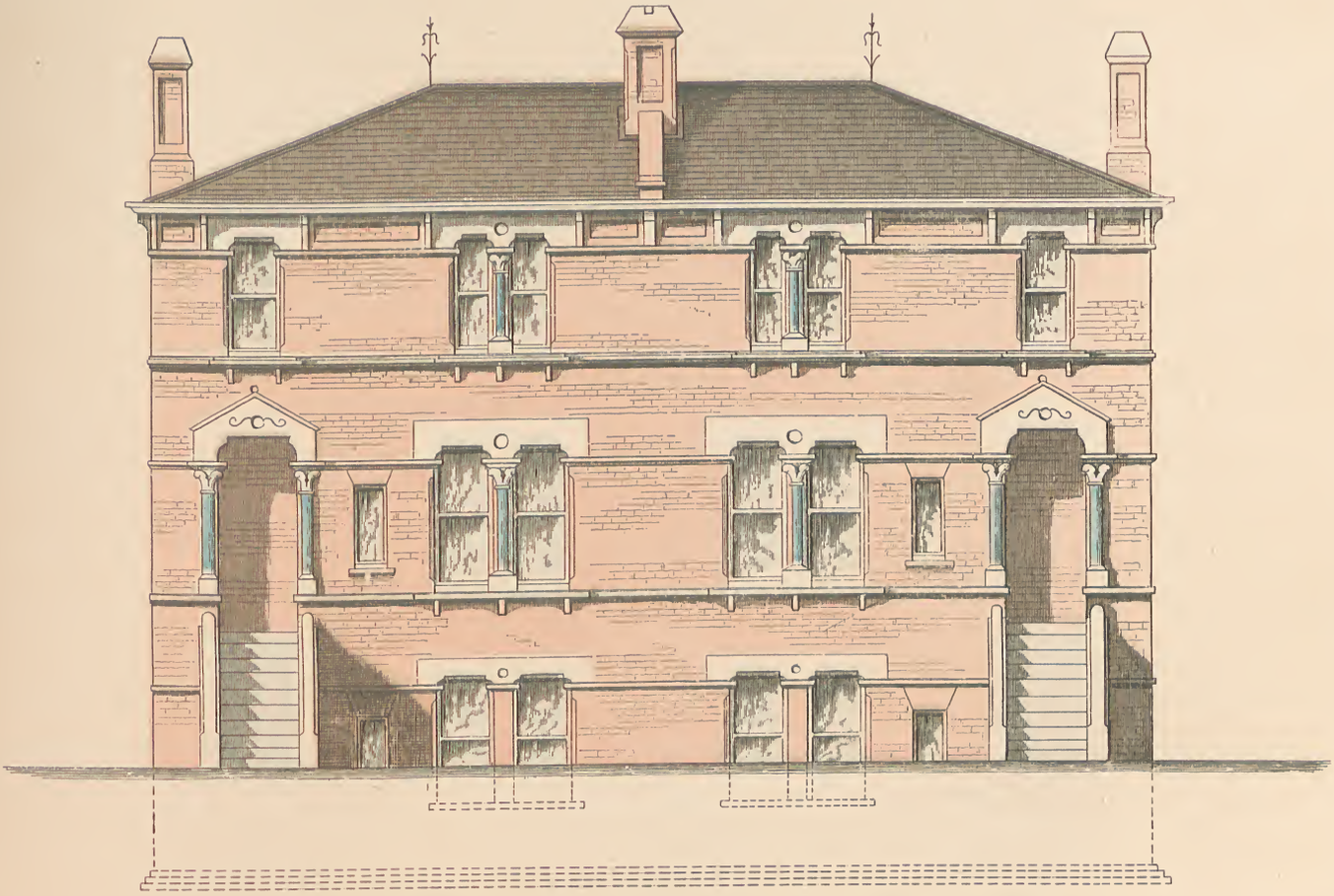
The accommodation is as follows:—

The BASEMENT FLOOR, 9 ft. 0 in. in height, contains:—

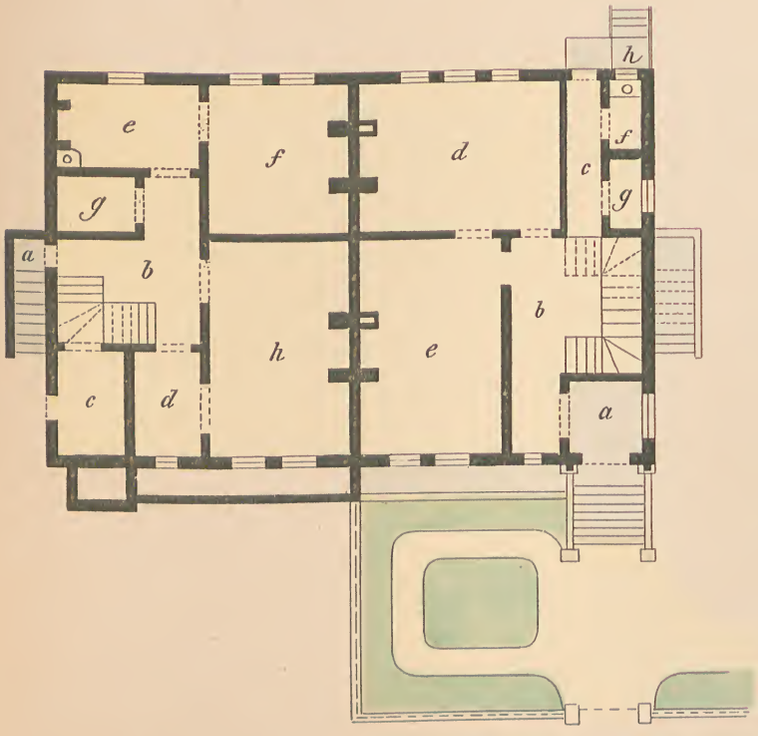
a Entrance for tradesmen.
b Lobby and staircase to ground floor with closet and steps to coal-cellar beneath.
c Coal-cellar.
d Store-closet.
e Scullery 11 ft. 6 in. by 7 ft. 0 in.
f Kitchen 11 ft. 6 in. by 12 ft. 6 in.
g Pantry 7 ft. 0 in. by 4 ft. 6 in., and
h Sitting room or breakfast room 15 ft. 6 in. by 11 ft. 6 in.

The GROUND FLOOR 11 ft. 0 in. in height, contains:—

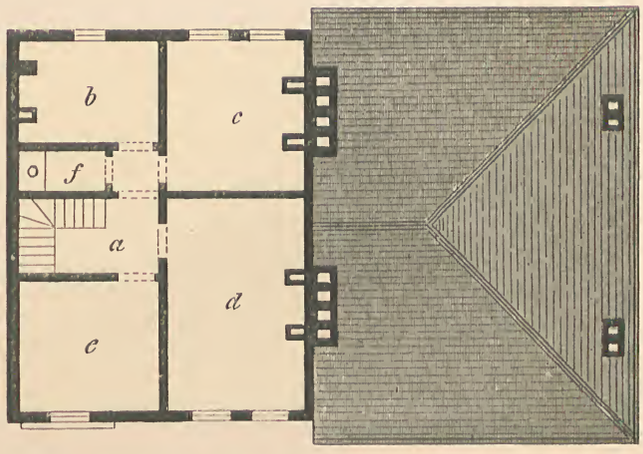
a Entrance porch 6 ft. 0 in. by 5 ft. 6 in.
b Entrance hall 9 ft. 0 in. by 9 ft. 0 in. exclusive of lobby against porch.
c Passage 3 ft. 0 in. wide, leading to steps into garden *h*.
d Drawing room 17 ft. 0 in. by 12 ft. 6 in.
e Dining room 15 ft. 6 in. by 11 ft. 6 in.
f Water-closet 6 ft. 0 in. by 3 ft. 0 in., and
g Closet 6 ft. 0 in. by 3 ft. 0 in.



Elevation.



BASEMENT-PLAN. GROUND-PLAN.



CHAMBER-PLAN. ROOF-PLAN.

Plans.

Scale of 10 5 0 10 20 feet.

Elevation.

Scale of 10 5 0 10 20 feet.

A PAIR OF SEMI-DETACHED-VILLAS.(A.)

The CHAMBER FLOOR, 9 ft. 6 in. in height, contains:—

a Landing.

b Bed-room 11 ft. 6 in. by 9 ft. 0 in.

c Bed-room 12 ft. 6 in. by 11 ft. 6 in.

d Bed-room 15 ft. 6 in. by 11 ft. 6 in.

e Bed-room 11 ft. 6 in. by 9 ft. 0 in., and

f Water-closet 7 ft. 6 in. by 3 ft. 6 in.

The roof is to be slated, and to have ornamental metal cresting and finials, and Robinson's patent slate hip-roll.

The estimated cost of each house is about £650.

DESIGN No. 29 a.

DESIGN FOR A PAIR OF SEMI-DETACHED VILLAS.

These Villas are double fronted, that is, they have a room on each side of the entrance, and almost the whole of the accommodation is contained in two stories; they are therefore suitable for the country, or at least for an outlying suburb. The style is Italian, the materials brick with stone dressings, and the openings are all semi-circular, with plain archivolts and key-stones. The central part of the building is recessed back about three feet on the upper floor, so as to leave a balcony; the weight of the upper part of the front wall being borne by a bressummer.

The accommodation is as follows:—

The GROUND FLOOR, 11 ft. 0 in. high, contains:—

a Entrance Hall or passage 4 ft. 0 in. wide, with small recessed porch.
b Dining room 15 ft. 0 in. by 12 ft. 0 in.
c Drawing room 15 ft. 0 in. by 12 ft. 0 in.
d Breakfast room 13 ft. 0 in. by 12 ft. 0 in.
e Staircase and garden entrance 16 ft. 6 in. by 7 ft. 6 in.
f Kitchen 12 ft. 0 in. by 11 ft. 0 in.
g Pantry 5 ft. 6 in. by 4 ft. 0 in.

A flight of steps beneath the staircase leading to the upper floor, conducts to a small

BASEMENT, containing:—

h Scullery 11 ft. 0 in. by 8 ft. 6 in. exclusive of lobby.
i Water-closet for servants' use 6 ft. 6 in. by 3 ft. 0 in.
j Cellar 12 ft. 0 in. by 7 ft. 6 in.
k Steps leading up to garden.

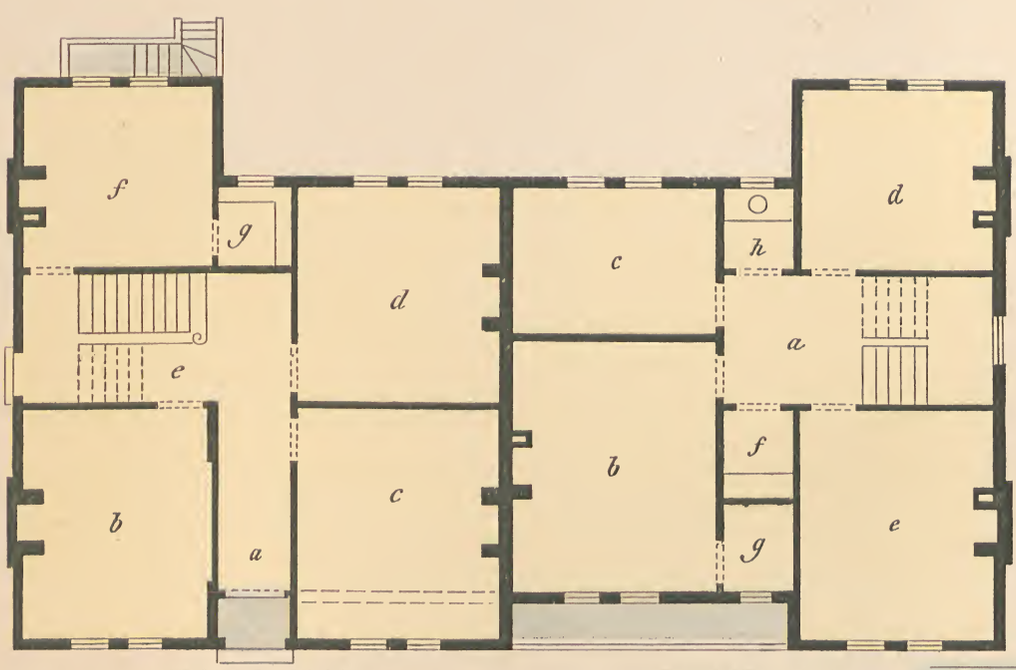
The CHAMBER or FIRST FLOOR, 10 ft. 6 in. high, contains:—

a Staircase and landing 16 ft. 6 in. by 7 ft. 6 in.
b Best Bed-room 16 ft. 0 in. by 12 ft. 0 in.
c Bed-room 12 ft. 0 in. by 9 ft. 0 in.
d Bed-room 12 ft. 0 in. by 11 ft. 0 in.
e Bed-room 15 ft. 0 in. by 12 ft. 0 in.
f and *g* Linen-closets over the entrance passage.
h Water-closet 5 ft. 6 in. by 4 ft. 0 in.

A plan of half the roof is given to a scale of thirty-two feet to an inch, the plans are drawn to a scale of sixteen feet to an inch, and the elevations to one of twelve feet to an inch.

The estimated cost of each house is about £700.

Elevation.



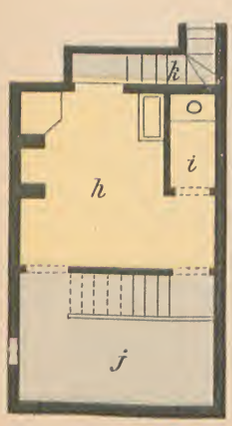
GROUND-PLAN. CHAMBER-PLAN

Plans.

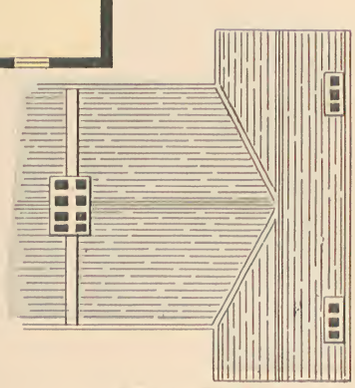
Scale of 0 5 10 15 20 feet.

Elevation.

Scale of 0 5 10 15 20 feet.



BASEMENT-PLAN.



ROOF-PLAN.

A PAIR OF SEMI-DETACHED-VILLAS. (B.)

One Pair Plan

Ground Plan

5 4 3 2 1 0 5 10 15 20 25 30

Scale of Feet.

A PAIR OF LABOURERS COTTAGES. PL.I.

A PAIR OF LABOURERS COTTAGES PL.II.

DESIGN No. 28.

A PAIR OF LABOURERS' COTTAGES.

(*Plates* 1 *and* 2.)

This is a design for a conjoined pair of Cottages suitable for the Agricultural or Farm Cottar or Labourer, of the better class. Each comprizes five rooms, viz.: three on the Ground floor and two above, with Pantry, Fuel-house, and Privy, and small enclosed Yard. The architectural style adopted is that of the old English half-timbered, than which there is none, perhaps, more suitable for buildings of this kind, or more picturesque. This in detailed arrangement, as shewn in Plate 1, contains in each house as follows, viz.:

On the GROUND STORY, 8 ft. 0 in. high:—

A A Entrance-Porches of timber framed-work projected from and screening the front door.

B B Lobbies at foot of stairs to upper floor.

C C Bed-rooms, each 13 ft. 0 in. by 11 ft. 9 in.

D D Parlors, or Keeping rooms, in one case 15 ft. 9 in. by 11 ft. 9 in., and in the other 14 ft. 6 in. by 11 ft. 9 in., communicating with

E E Scullery 14 ft. 0 in. by 10 ft. 0 in., having *f* the oven, *g* the Copper, and *h* the Sink.

I I Back entrances.

K K Pantries.

L L and *M* Wood and Coal-houses.

N N Privies.

O O Enclosed Yards.

On the CHAMBER STORY, 7 ft. 6 in. high to the Collar,

P P Landings at head of stairs, with *q q* Closets for stores.

R R Bed-rooms, respectively 13 ft. 0 in. by 11 ft. 9 in., and 15 ft. 9 in. by 11 ft. 9 in., with *t t* closets by side of the fireplaces.

S S Other Bed-rooms, respectively 15 ft. 9 in. by 11 ft. 9 in. and 13 ft. 0 in. by 11 ft. 9 in., with similar closets by the fireplaces.

Of the accommodation provided in the Ground plan it will be seen that the Sculleries *E E*, together with all the out offices in the Yard, are constructed as low buildings, that is to say, extend as to height no further than that of the rooms of the Ground story, being roofed in with lean-to roofs at this level, as indicated on the One Pair plan. This gives the opportunity for a

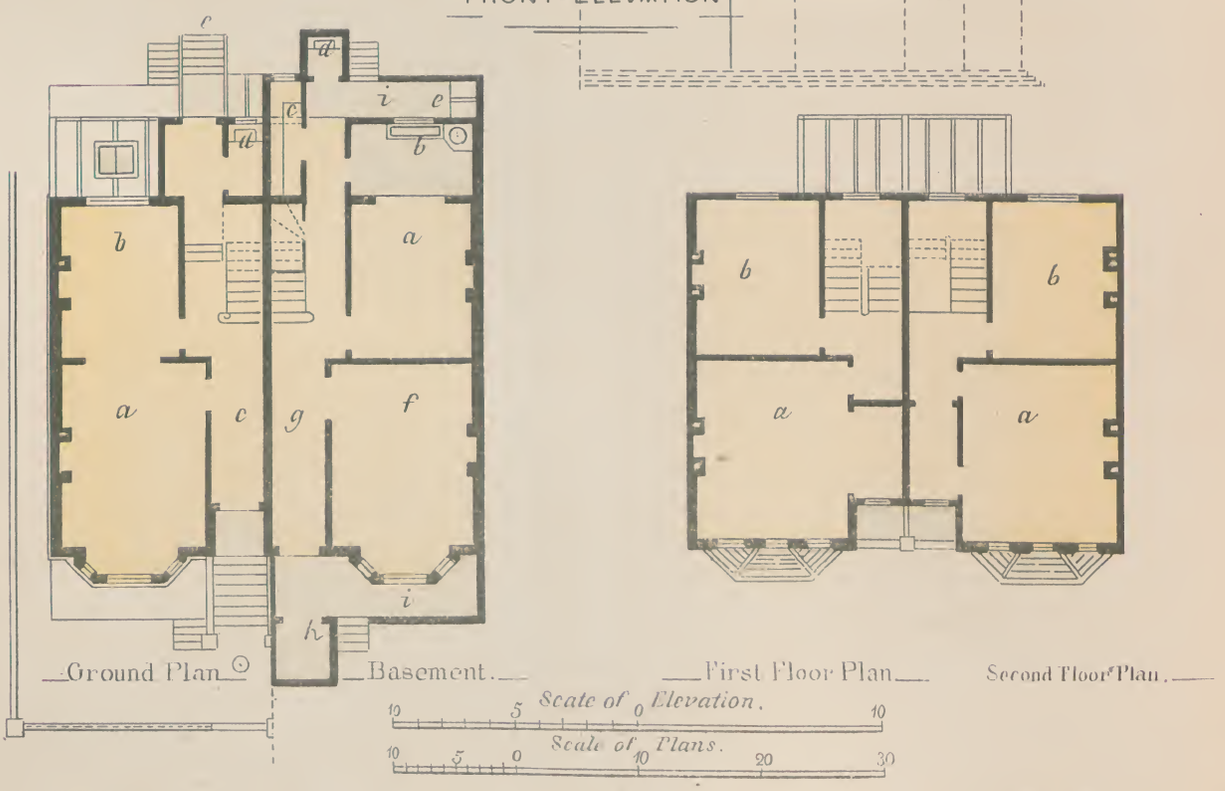
thorough ventilation of the Chambers where such may be desired, and confines the upstairs provision simply to that which is generally required in such a description of building.

The Porches, it may be observed, are also low buildings, covered in like manner with lean-to roofs.

As respects the elevational character, this, as before said and exhibited in Plate 2, is of the old English half-timbered description; the upper story being of timber-frame placed on a substructure of red brick. This substructure or lower story, may be with equal propriety of stone, either random-coursed or rubble, where the produce of the locality may render the adoption of either of these materials desirable as the more ready one. In the case of the use of rubble the angles of the walling must be quoined with wrought stone, and the sets off and tablings of the angle piers, if the latter are introduced, must be so also. The interstices of the framed-work forming the upper story, may be filled in and plastered in a rough-cast of lime and gravel, after the old manner, or they may be filled in with brick, and either plastered on the outside between the framing, or the brick left to shew itself. This latter mode, however, has not the authority of a general ancient practice.

The chimneys should be of brick or of stone, according as the one or the other may be employed in the lower story. The roofs may be covered either with tile or with Sussex slate. Iron Casements glazed with quarry glass would be most appropriate for the windows. The Porch-framing, as well as all the other timber work exposed to sight, should be wrought fair for varnish, and should be of good clean deal, where the use of oak, according to the old fashion, may not be adopted.

FRONT-ELEVATION



A Pair of Semi-Detached Villas-Italian.

DESIGN No. 29.

A PAIR OF SEMI-DETACHED VILLAS—ITALIAN.

This Design represents a pair of semi-detached Villas in the Italian style, intended for a suburban situation, and suitable for two plots of ground of twenty-one feet frontage each. It has been arranged with the view of meeting the great requirements of a suburban residence, viz: as much accommodation as possible at a minimum expence, and covering but little ground.

The house, as shewn by the plate, consists of four stories, the porch is recessed and the upper stories recede about three feet in the centre in order to obtain light and shade, while a simple balustrade in front of the recess adds to the appearance of the whole.

The materials for the front may be white brick for all the flat portions, and red brick or yellow malms for the arches, piers of the bay-windows, chimney-caps, bands, &c., &c. The string-courses can be either of white brick or Bath stone. The keystones and heads of the windows in the bays may be of Bath stone, the balustrade of *terra cotta*, and all steps, cills, &c., of York stone, except the cills of the windows of second floor, which may be of brick in cement splayed.

The accommodation of the various stories is as follows:

The BASEMENT, 8 ft. 6 in. high, contains—:

a Kitchen, 13 ft. 0 in. by 10 ft. 0 in., lighted by a window over the flat roof of the scullery, and by large sash doors opening into ditto;

b scullery, 10 ft. 0 in. by 6 ft. 0 in. with sink and copper, and having a large skylight in its zinc flat roof in order to admit more light to the kitchen,

c Pantry, 9 ft. 0 in. by 3 ft. 0 in.

d Servants' Water-closet, and a large closet under the stairs.

The dust-bin is in the area, at the spot marked *e*.

In the front there is a large Breakfast-room *f* 15 ft. 0 in. by 12 ft. 0 in., with bay-window and a Passage *g* 4 ft. 6 in. wide, which can, if thought necessary, be fitted up with cupboard for china, &c., along the party wall.

The coal-cellar *h* is underneath the pavement, leading to the front door, and the areas, *i* front and back, may be paved with rough York.

The GROUND FLOOR, 10 ft. 6 in. in height, contains:—

a Dining-room, 15 ft. 0 in. by 12 ft. 0 in. with bay-window projecting 3 ft. 0 in.

b Study or Library 13 ft. 0 in. by 10 ft. 0 in. communicating with the Dining room by folding doors.

c hall 4 ft. 6 in. in width, and

d Water-closet.

The Servants' water-closet below is lighted by rough plateglass risers in the steps *e*, leading down to the garden, and the passage leading to these steps breaks back about 1 ft. 6 in. in order to afford space for hats and umbrellas, and a lavatory if required.

The FIRST FLOOR, 10 ft. 0 in. high, contains:

a Drawing-room 15 ft. 0 in. by 12 ft. 0 in., with recess opening into it 8 ft. 0 in. by 4 ft. 6 in., and

b Bed-room 13 ft. 0 in. by 10 ft. 0 in.

If three Sitting-rooms only are required by the family, the Breakfast-room can serve as dining-room, the dining-room as drawing-room, and the room now called drawing-room will become the best bed-room, and the recess communicating with it a dressing-room or bath-room.

The SECOND FLOOR, 8 ft. 6 in. high, contains:—

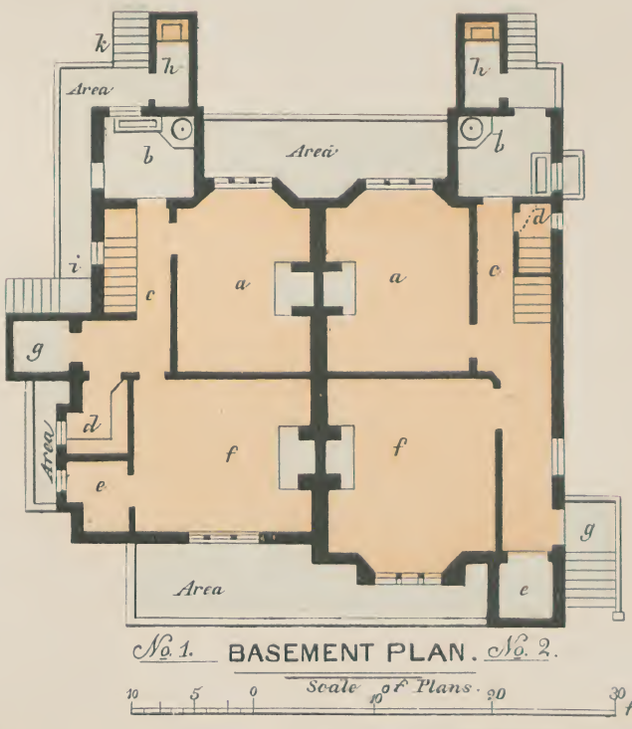
a and *b* Bed-rooms of the same size as those beneath, and

c Dressing-room or Bath-room 8 ft. 0 in. by 4 ft. 6 in.

No Roof-plan is given, the construction of the roof being evident from the elevation and chamber plan. The bays may be roofed with slate, either in slabs or ordinary roofing slate, the top of the Water-closet and passage will be occupied by a large cistern, lined with lead, with a wooden cover; the roof of the scullery will be a zinc flat, and the main roof of countess slates with patent slate hips and ridges.

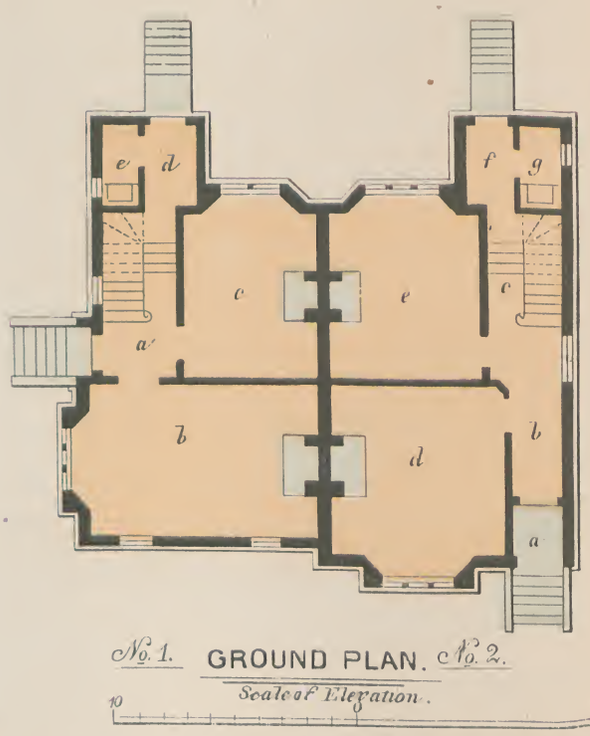
No detail drawings are given on account of the simplicity of the elevation. It is difficult to give an exact estimate, on account of the varying value of material and labour but £ 1200 may be considered an approximation to the cost of the pair.

FRONT ELEVATION.



No. 1. BASEMENT PLAN. No. 2.

Scale of Plans. 10 5 0 10 20 30 feet.



No. 1. GROUND PLAN. No. 2.

Scale of Elevation. 10 0 10 feet.

A Pair of Semi-Detached Villas.

DESIGN No. 30.

A PAIR OF SEMI-DETACHED VILLAS—GOTHIC.

(Plates 1 *and* 2.*)*

This design, in the Domestic Gothic style, represents a pair of small semi-detached Villas suitable for a plot of ground at the junction of two streets in a suburban locality. The object of the designer has been to obtain as much picturesqueness of outline and play of light and shade as is possible in houses of so small a class.

The materials are supposed to be stock bricks, with quoins, sills and other dressings of Bath stone, and the roof to be slated with Countess slates.

On Plate No. 1 are arranged the front elevation of the block, shewing the front of one house and flank of the adjoining one, the basement plan, and plan of ground floor.

On Plate No. 2 will be seen the front elevation of house No. 1, the plan of the first floor, and the roof plan.

The other elevation will be of the same description, but can be carried out in brick, if cheapness be an object to the builder.

No detail drawings are given, as everything has been arranged with a view to simplicity of form.

The cost of erecting the pair of houses at present prices, will be, at an approximate estimate £1,100.

The accommodation is as follows:

No. 1 contains on the BASEMENT FLOOR, 8 ft. 6 in. in height:

a Kitchen 13 ft. 0 in. by 11 ft. 6 in. exclusive of bay.
b Scullery 8 ft. 0 in. by 7 ft. 0 in.
c Passage and staircase, 6 ft. in width with large closet under stairs.
d Pantry 5 ft. 0 in. by 5 ft. 0 in.
e Storeroom or China closet, communicating with breakfast room, 5 ft. 0 in. by 5 ft. 0 in.
f Breakfast room 15 ft. 0 in. by 13 ft. 0 in.
g Coal-cellar 5 ft. 0 in. by 4 ft. 0 in. with closet at side of steps of front entrance.
h Servants' water-closet under steps leading to garden.
i Steps leading to tradesman's entrance.
k Steps from area to garden.

No. 2 contains on the same floor:

a Kitchen 13 ft. 0 in. by 12 ft. 6 in., and
b Scullery of the same size as in No. 1.
c Passage and staircase, 6 ft. 0 in. wide, with pantry under stairs at *d*.
e Coal-cellar as in No. 1.
f Breakfast room 14 ft. 0 in. by 14 ft. 0 in. exclusive of bay two feet deep.
g Tradesman's entrance and steps leading thereto.
h Water-closet under steps to garden.

The GROUND FLOOR, 10 ft. 6 in. high, contains in No. 1:

a Entrance Hall and staircase 13 ft. 6 in. by 6 ft. 0 in.
b Drawing Room, 19 ft. 6 in. by 13 ft. 0 in., exclusive of bay two feet deep.
c Dining Room 13 ft. 0 in. by 11 ft. 6 in., exclusive of bay.
d Lobby and garden entrance 4 ft. 6 in. wide, with space for hats &c.
e Water-closet 7 ft. 0 in. by 3 ft. 0 in.

In No. 2:

a Porch and
b Hall 4 ft. 0 in. in width.
c Staircase.
d Drawing Room 14 ft. 0 in. by 14 ft. exclusive of bay.
e Dining Room 13 ft. 0 in. by 12 ft. 6 in. exclusive of bay.
f Lobby and *g* Water-closet as in No. 1.

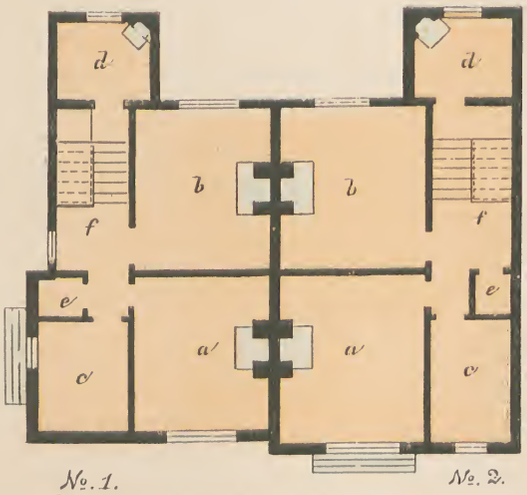
The FIRST FLOOR 10 ft. 0 in. high, contains in No. 1:

a and *b* Bed Room 13 ft. 0 in. by 11 ft. 6 in.
c Bed Room or Dressing Room 9 ft. 6 in. by 7 ft. 6 in.
d Servants' Bed Room, entered from half space of stairs, 8 ft. 0 in. by 7 ft. 0 in.
e Closet for linen to 4 ft. 0 in. by 3 ft. 0 in.
f Landing and Staircase 6 ft. 0 in. wide.

In No. 2:

a and *b* Bed Rooms, the front one 14 ft. 0 in. by 12 ft. 6 in., the back one 13 ft. by 12 ft. 6 in.
c Bed Room or Dressing Room 10 ft. 6 in. by 6 ft. 6 in.
d Servants' Bed Room, *e*, Linen-closet, and *f* Staircase, as in No. 1.

FRONT ELEVATION

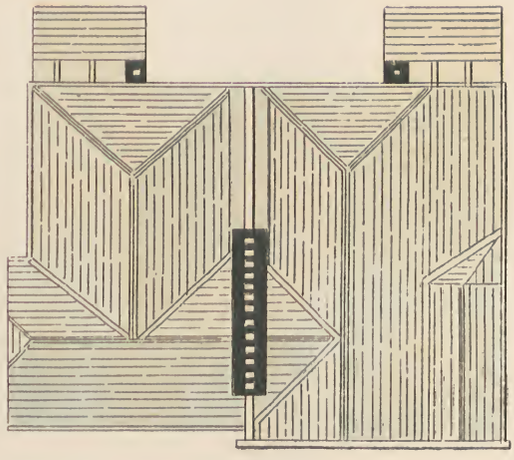


№. 1. №. 2.

FIRST FLOOR PLAN

Scale of Plans

10 5 0 10 20 30 feet.

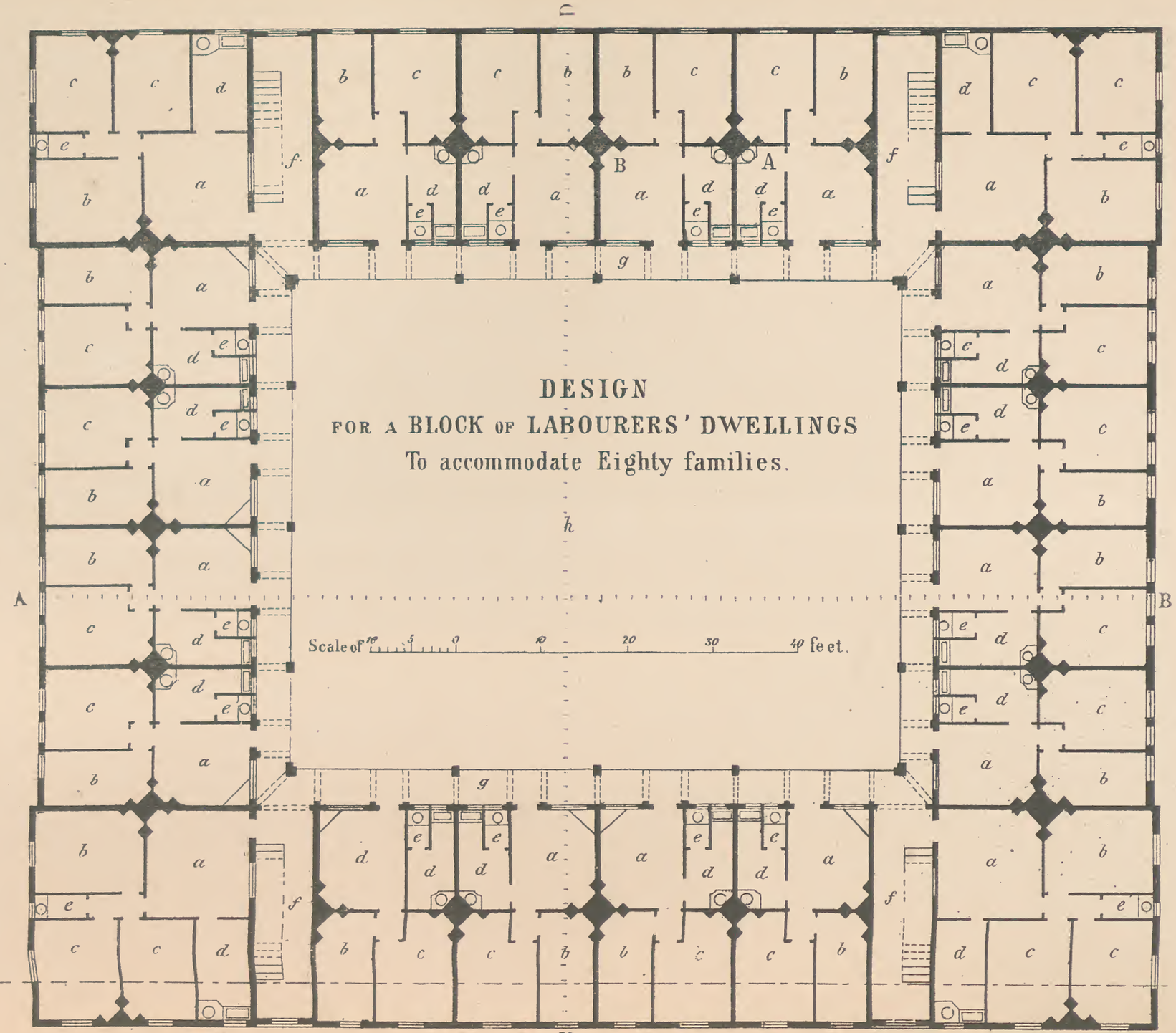


ROOF PLAN

Scale of Elevation.

10 0 10 feet.

A Pair of Semi-Detached Villas.



FIRST FLOOR PLAN

PLATE Nº I.

DESIGN No. 31.

A BLOCK OF LABOURERS' DWELLINGS FOR EIGHTY FAMILIES.

(*Plates* 1, 2, 3, 4 *and* 5.)

DESCRIPTION.

This design consists of four tiers of dwellings surrounding a large court-yard; the front doors of the lowest tier open into the court, and those of the upper tiers open into continuous balconies, which are approached by four staircases at the angles of the building. The roof is a flat open space, capable of being used as a drying ground, and is approached by the four staircases before mentioned.

Each dwelling contains four rooms, viz.: a sitting room with oven-grate, cup-board, and dresser, two bed-rooms, with fire-places; and a scullery provided with copper and sink, hot water from iron tanks on the roof heated by the heat of the flues, and cold water from the cistern running round the parapet of the court-yard.

Each dwelling has a separate water-closet, and a moveable dust-bin which can be emptied at pleasure into dust-holes provided on the ground floor underneath each staircase.

The building is to be constructed entirely of Portland cement concrete on the system patented by Mr. Joseph Tall; the door and window frames are of iron, and the only parts of the construction which are not fire-proof are the sashes, doors, and flooring of the sitting rooms and bedrooms, together with the cup-boards, dressers, and water-closet seats, all of which could be burnt without injury to the stability of the building.

Circular flues or pipes are formed in the concrete to carry away the soil from the Water-Closets, each water-closet will have water laid on, and the rainwater from the roof will assist in flushing the pipes.

The walls throughout the interior are covered with cement instead of paper; thus providing a washable surface at a small cost, since a very thin layer of cement is sufficient when the walls are of concrete.

Other particulars with regard to the construction are given in the Sketch Specification following, but before going farther, we think it advisable to say a few words about the economy and strength of Portland cement concrete, and also to note a few of the advantages obtained by building a number of dwellings in a block as here designed.

Portland cement concrete has often been used for the foundations of forts, and other

similar massive buildings where strength was a principal object; it has been repeatedly proved to be far superior in that respect to the best brickwork, it needs a greater weight to crush it, is free from the weakness of mortar-joints, and rings like metal when struck with a hammer.

To prove the strength of a material does not, however, bring it into general use. It was not an easy thing to build thin high walls of Portland Cement concrete until Mr. Joseph Tall invented an apparatus consisting of a framework with moveable panels; by means of which the whole of the walls of a house can be carried on at the same time, and the walls of an ordinary house can be built in a week.

Mr. Tall has already erected many houses in this manner, and a number of nine-roomed houses are now being built for the Emperor of France on the same system, in the Boulevard Daumesnil at Paris.

By building Labourers' Dwellings in a block, as shewn in this design, a great saving is effected in the quantity of materials used, seeing that almost every wall becomes a party wall, that every ceiling forms the floor of the dwellings above, and that four staircases and the continuous balconies give access to every dwelling without any other staircases or passages.

There are in this design no shutters, skirtings, window or door linings, mouldings, or decorative joinery of any kind; the space occupied by these excrescences adds several cubic feet to each dwelling and the cemented surface which supersedes them affords no harbour for vermin of any kind.

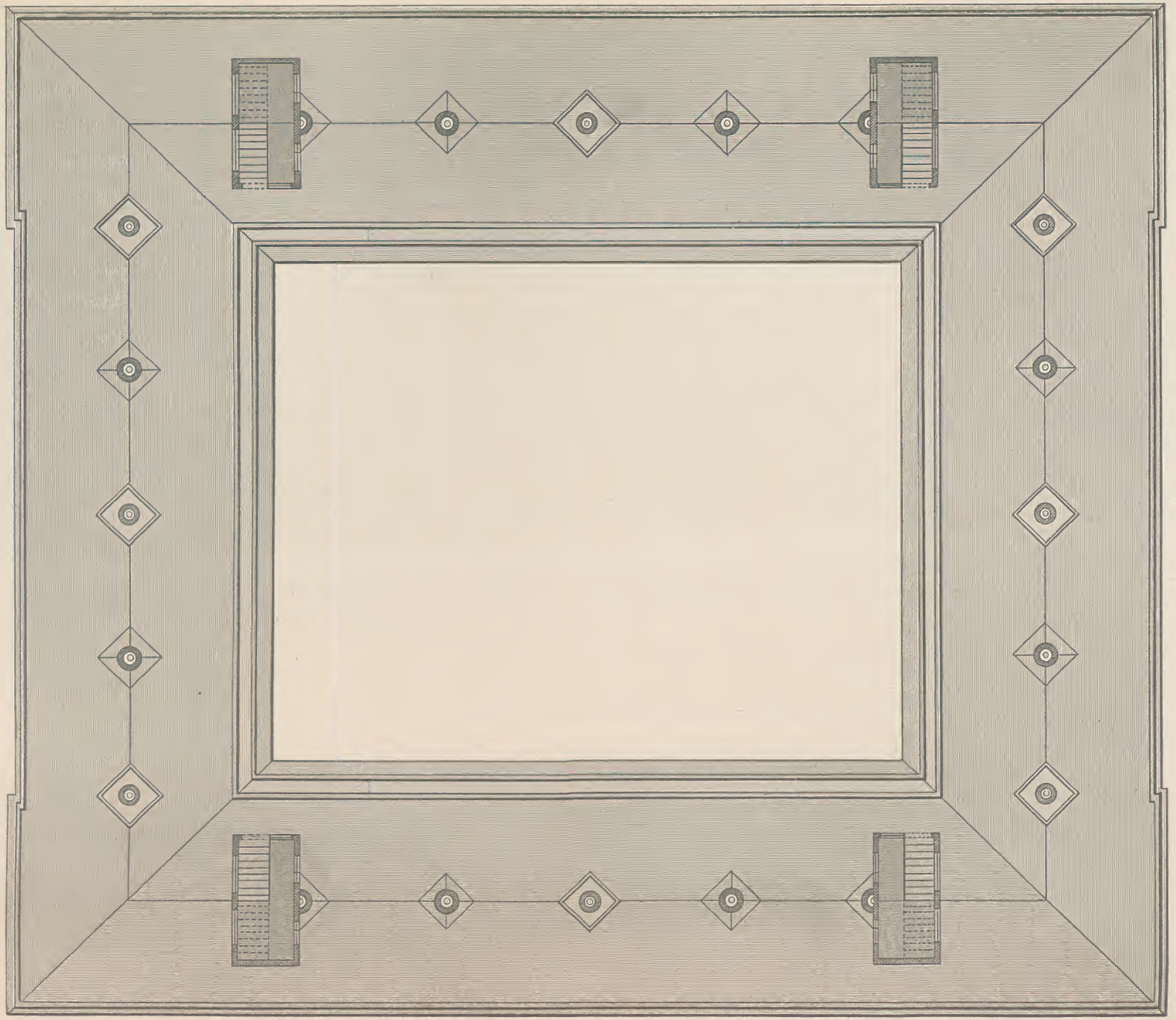
One cistern supplies the whole block, and since this cistern runs round the parapet of the court-yard, every service-pipe from it can be made to serve eight dwellings with water: thus greatly economizing the plumber's work.

In an ordinary cottage of, say ten pounds per annum, three pounds at least represents the improved ground rent, but in a block similar to this we are describing, consisting of four tiers of dwellings, the ground rent would at the most be represented by the sum of one pound only for each dwelling; this alone would allow the accommodations of a ten pounds cottage to be let for eight pounds and if the economical character of the materials and arrangements be taken into consideration, it will be found that the smaller dwellings in this design could be let at a good profit for five pounds ten shillings per annum; and the larger dwellings at the angles of the buildings for nine pounds.

A careful estimate has proved that the block can be built for four thousand five hundred pounds, exclusive of the cost of the site.

PLATE No. is a plan of the FIRST FLOOR, containing twenty dwellings.

a a Sitting rooms 11 ft. 6 in. by 9 ft. 6 in.
b b Bed-rooms 11 ft. 6 in. by 6 ft. 6 in.
c c Bed-rooms 11 ft. 6 in. by 9 ft. 0 in.
d d Sculleries 11 ft. 6 in. by 6 ft. 0 in.



PLAN OF ROOF.

Scale of 10 5 0 10 20 30 40 50 60 70 feet.

Shaw & Lockington. Invt & Delt.

DESIGN FOR A BLOCK OF LABOURERS' DWELLINGS. PL. Nº 2.

ELEVATION OF PRINCIPAL FRONT.

ELEVATION OF ENTRANCE FRONT.

DESIGN FOR A BLOCK OF LABOURERS' DWELLINGS. PL. Nº 3.

Scale of 10 5 0 10 20 30 40 50 60 feet.

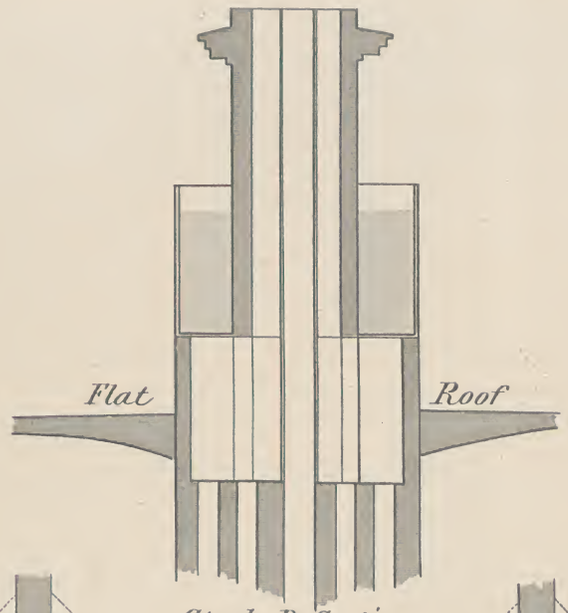
SECTION ON LINE A B.

SECTION ON LINE C D.

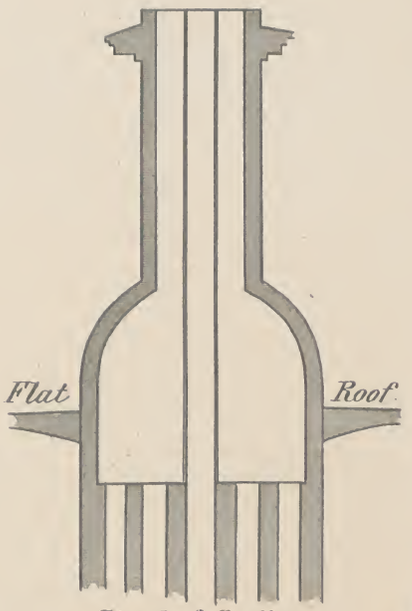
Scale of 10 0 10 20 30 40 50 60 70 80 feet.

Sharp & Lockington. Invt & Delt

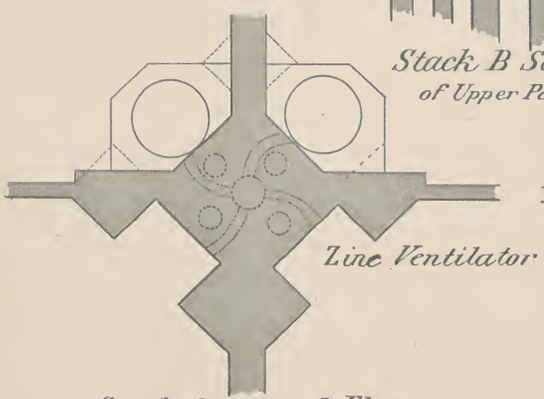
DESIGN FOR A BLOCK OF LABOURERS' DWELLINGS. PL. Nº 4.



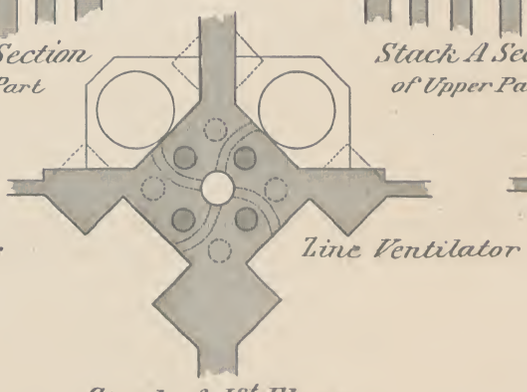
Stack B Section of Upper Part



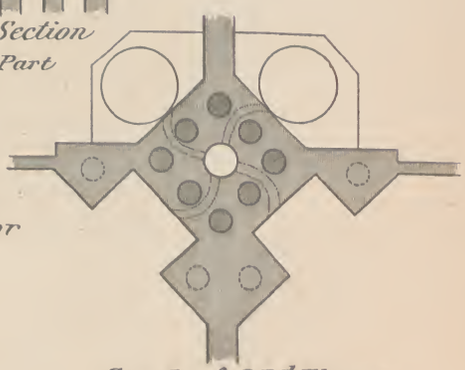
Stack A Section of Upper Part



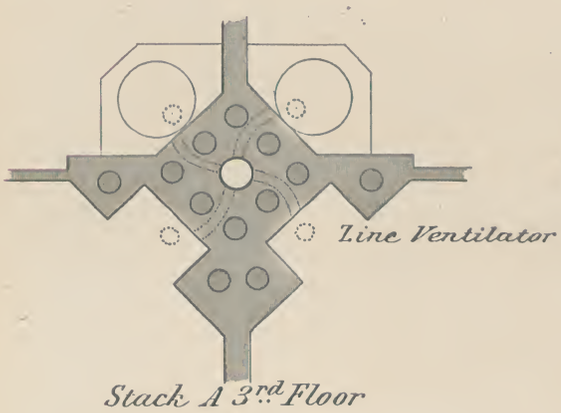
Stack A Ground Floor



Stack A 1st Floor



Stack A 2nd Floor



Stack A 3rd Floor

Stack A Roof

Stack B 2nd Floor

Stack B 3rd Floor

Stack B Roof

Stack B Cistern

DETAILS OF CHIMNEY STACKS.

DESIGN FOR A BLOCK OF LABOURERS' DWELLINGS. PL. Nº 5.

e e Water-closets.

f f Staircases continuing from ground floor to roof.

g g Balcony giving access to front doors of dwellings.

The arrangement of the ground, second and third floors is similar to that of the first floor; excepting small differences in the thickness of the walls.

Plate No. 2 is a plan of the roof, shewing the cistern, and the hot water tanks on the chimney stacks.

Plate No. 3 contains elevations of two of the fronts of the Building, the other two fronts are precisely similar.

Plate No. 4 contains two sections, one of which is through the court-yard, and shews the several tiers of balconies with their supporting columns and corbels; the interior appearance of the dwellings, and their elevation towards the court.

Plate No. 5 contains details of the chimney stacks at various heights, shewing the manner in which the flues of the angle fireplaces are carried up in a mass of concrete 3 ft. 0 in. square; and also the central ventilating flues, communicating with every room in the whole structure by means of small zinc pipes built in the concrete.

Stack *A* terminates, as shewn in detail, in a smoke chamber communicating with the outer air by one large circular flue enclosing an iron ventilating pipe.

Stack *B* differs from stack *A* chiefly in having a wrought iron tank three feet in height fixed over the smoke-chamber; this tank is filled from the cold water cistern on the parapet by a common pump. Thus warm water is provided to every dwelling.

The flues are all 5 in. in diameter, which has been proved by experience to be sufficiently large for a small fireplace, and the narrowness of the flue, by increasing the draught, prevents the smoke from descending.

SKETCH SPECIFICATION.

The walls, floors, roofs, staircase, division walls, chimney stacks, balconies, columns, corbels, and cisterns to be of Portland cement concrete built with the apparatus invented by Mr. Tall.

The walls to be rendered throughout the interior with Scott's cement.

The dressings of the fronts to be of Portland cement.

The window and door frames to be of cast iron. The sashes to be $1\frac{1}{2}$ in. ovolo deal sashes, hung with iron axle pullies, patent lines and iron weights, the weights to run in grooves formed in the concrete behind the window frames.

The outer doors to be 2 in. bead-butt and square, with $3\frac{1}{2}$ in. butts, two eight in. bolts and stock lock.

The inner doors to be $1\frac{1}{2}$ in. square framed hung with 3 in. butts to woodbricks built in the division walls.

The floors to sitting and bed-rooms to be $^3/_4$ in. laid folding on concrete; a margin 12 in. wide to be left without wooden floor.

The treads of staircases to be 3 in. York, the ballusters cast iron $^3/_4$ in. diam. two to each step; deal moulded handrail.

A railing of $^3/_4$ in. bars let into wrought iron flat bar to surround each balcony.

The chimney stacks to have smoke chamber, and to terminate each in one large circular flue.

Wrought iron cisterns on roof where shewn, with pump for filling ditto from cold water cistern, and piping to convey the water, heated by the smoke chamber underneath, to the sculleries of the respective dwellings.

Cold water cistern round parapet of roof, with 4 in. cast iron main supply pipe; and lead service pipes to Water-closet and sink of each dwelling.

Copper, oven grate, and two bed-room grates to each dwelling.

Ventilating flue in each chimney stack, communicating with every room in the building.

Rain water conveyed away by down pipes in the concrete which also serve for soil pipes to the water-closets.

Roof flat and forming a continuous open space, to be used as a drying ground; to be asphalted throughout and to be approached by staircases 3 ft. 9 in. wide.

A large dresser with pot board and three tiers of shelves, a dust-bin, and a cup-board to be provided for each dwelling.

Sink of 6 in. York stone; hearth and mantel-shelves of the same material.

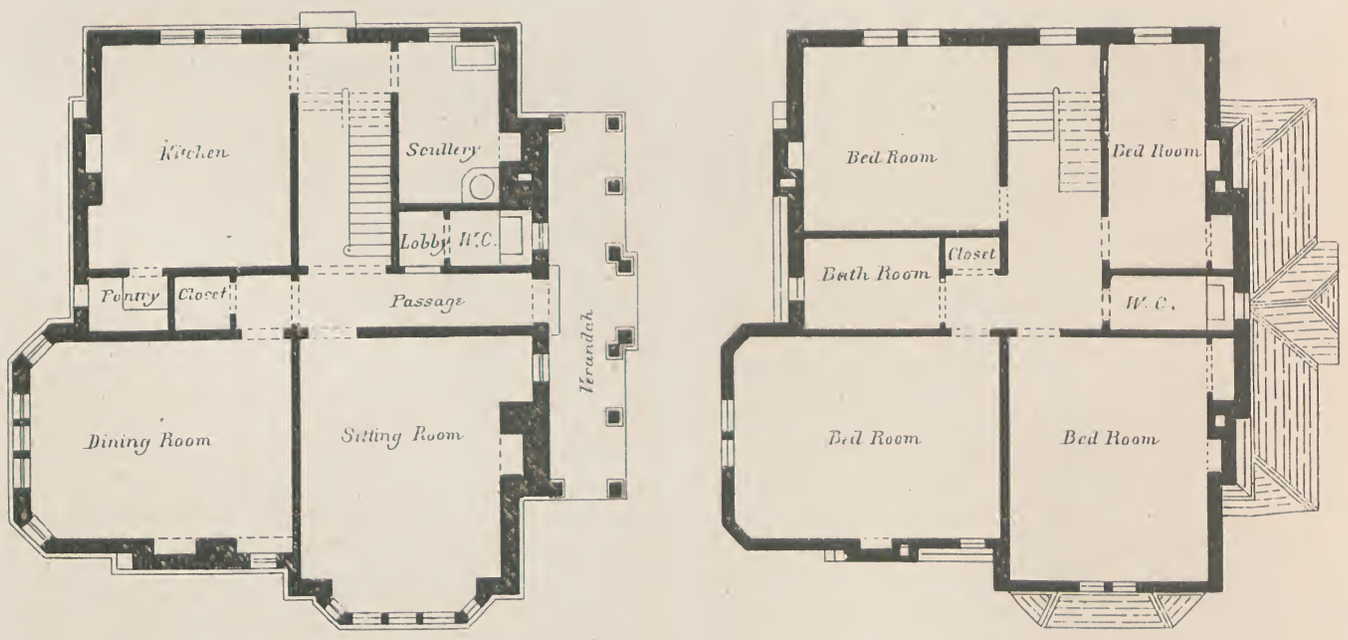
The mantel-shelves of ground, first and second floors to be formed by recessing the chimney breasts as shewn in sections.

Drain pipes of glazed earthenware, small cesspool in centre of court, and pipe from the same to main drain. 1 in. deal W. C. seat, risers, and bearers, earthenware basons with syphon arms, and cock for water to flush the bason.

32 oz. sheet glass on ground floor, and 15 oz. ditto to all windows on first, second, and third floors.

Three coats of oil colour to all wood, iron, and other works requiring painting.

Elevation №1



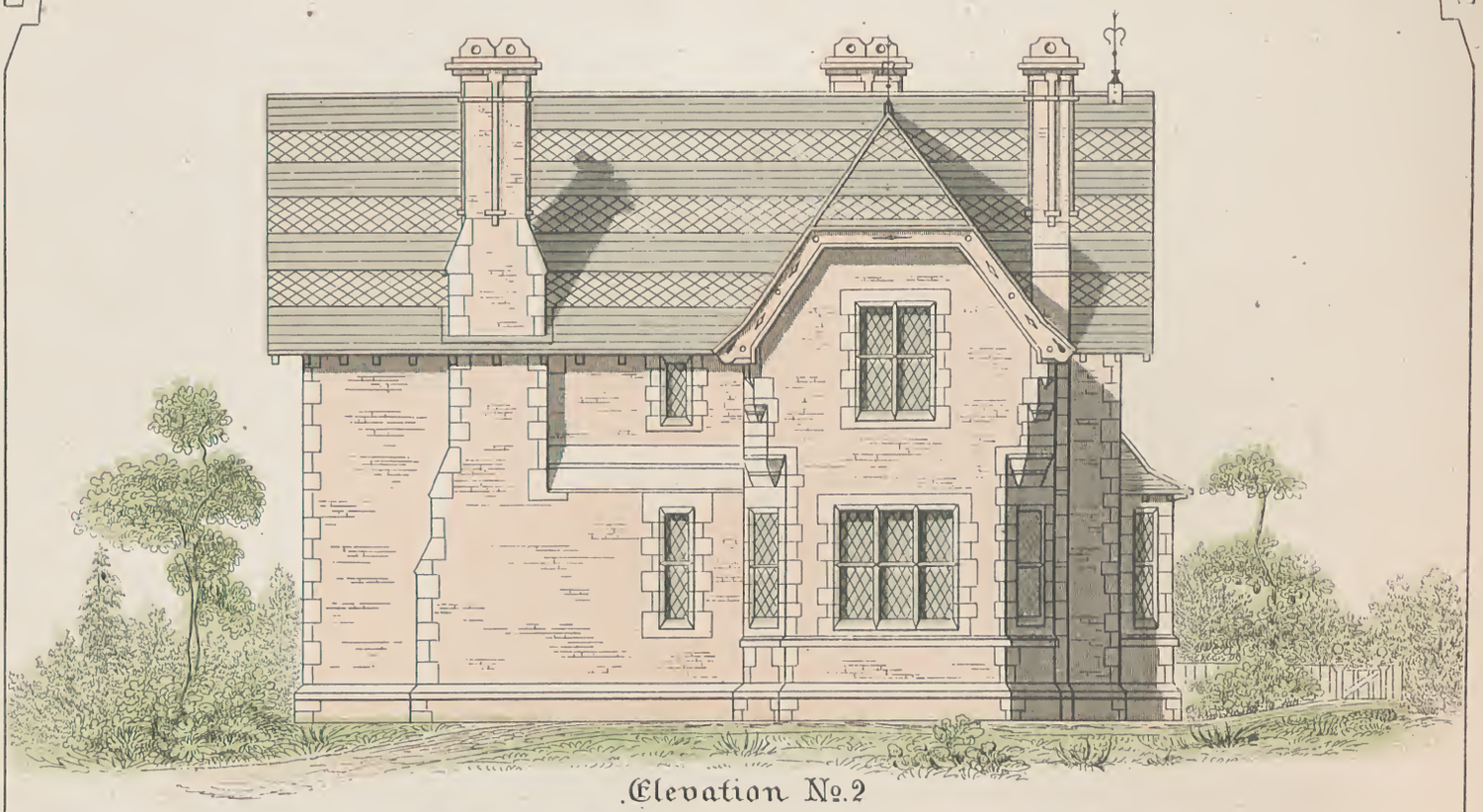
Ground Plan — Plan — Chamber Plan

Scale of 10 5 0 10 20 Feet

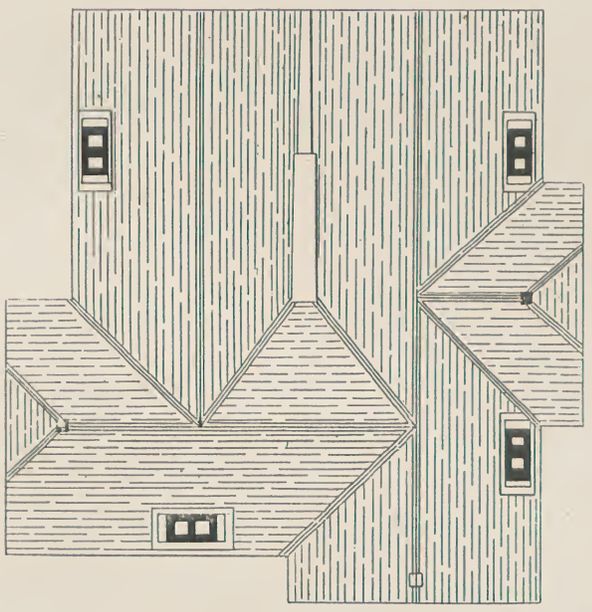
Elevation

Scale of 10 5 0 10 20 Feet

Villa Residence.



Elevation №.2



Roof Plan

Elevation №.3

Plan. Elevation №.3

Scale of 10 5 0 10 20 Feet

Elevation №.2

Scale of 10 5 0 10 20 Feet

Villa Residence.

DESIGN No. 32.

A VILLA RESIDENCE.

(2 *Plates.*)

The two following plates show the various plans and elevations of a small detached Villa Residence in the Rustic English-Gothic Style, with barge-boards and finials, truncated gables, ornamental slating, and casement windows.

The materials are supposed to be red brick with Bath stone dressings.

One plate shows the principal elevation No. 1 and the ground and chamber plans, by which it will be seen that the accommodation is as follows.

The GROUND FLOOR, 10 ft. in height, contains:

Dining room 16 ft. 0 in. by 12 ft. 0 in. with recessed fireplace and arched recess at side of ditto.

Drawing or sitting room 15 ft. 0 in. by 12 ft. 0 in. with recessed fireplace, large arched recess, and bay 8 ft. wide and 2 ft. deep.

Pantry 5 ft. 0 in. by 3 ft. 6 in. opening into kitchen.

China Closet 3 ft. 6 in. square.

Staircase 6 ft. 0 in. in width by 14 ft. 0 in. in length.

Scullery 6 ft. 0 in. by 10 ft. 0 in. with requisite fittings and recessed fireplaces.

Entrance Hall or Passage 3 ft. 6 in. in width.

Lobby, and Water-closet communicating therewith.

There is a large Verandah or wooden porch at the entrance.

The CHAMBER FLOOR 9 ft. 3 in. in height, to the collars of the roof to which it is ceiled, contains the following rooms:

Bed-room 16 ft. 0 in. by 12 ft. 0 in.

Ditto 15 ft. 0 in. by 12 ft. 0 in.

Ditto 12 ft. 0 in. by 11 ft. 6 in.

Servants' bed-room or dressing-room 14 ft. 0 in. by 6 ft. 0 in. with large recess.

Water-closet 7 ft. 6 in. by 3 ft. 6 in.

Bath-room 8 ft. 6 in. by 6 ft. 0 in. and Linen-closet upon landing.

On the other Plate is shown another of the principal elevations drawn to the same scale as the former one, also the entrance elevation showing Verandah, drawn to the scale of the plans, and the roof plan of the house.

The cost of this design at London prices will be seven hundred pounds, but with local materials in the country it can be built for much less than the above sum.

DESIGN No. 33.

TERRACE HOUSES.

(*Two Plates.*)

In this design for a block of three houses in the Italian Style the object has been to obtain an effective elevation without any expensive breaks in the outline, the only ornament being that of the black and red tiled panelling upon the corner-piers and that between the trusses of cornice, the small hips breaking the roof line, and the form of the door and window-heads. The centre house is much larger than those at the ends and has a room on each side of its entrance, the end houses having a side entrance as shown on the plate.

A good situation for these houses would be a short cross-street.

The general materials of the walls will be stock bricks, the piers of yellow malms, the string-course, window-heads and sills of Bath or any local stone.

On the one plate are shewn the principal elevation of the block, and also the plan of the ground floor, 10 ft. 6 in. in height, by which it will be seen that the centre house contains the following accommodation.

Dining room 14 ft. 0 in. by 12 ft. 0 in.

Drawing room 14 ft. 0 in. by 12 ft. 0 in. with folding doors opening into Library.

Library 12 ft. 0 in. by 12 ft. 0 in.

Spare room or Bed-room 10 ft. 6 in. by 12 ft. 6 in. which can be made an ante-room to the Dining room.

Hall 4 ft. 6 in. and Staircase 6 ft. wide.

Lobby with space for the hats and cloaks, water-closet and back entrance with steps into garden.

On the CHAMBER FLOOR, 10 ft. 0 in. in height, four good bed-rooms can be obtained and also a bath-room over the Hall.

Each of the end houses contains the following row on the GROUND FLOOR, which is of the same height as in the centre house.

Entrance Hall and Staircase 13 ft. 0 in. by 6 ft. 0 in.

Drawing room 17 ft. 0 in. by 12 ft. 0 in.

Drawing room 13 ft. 0 in. by 10 ft. 6 in.

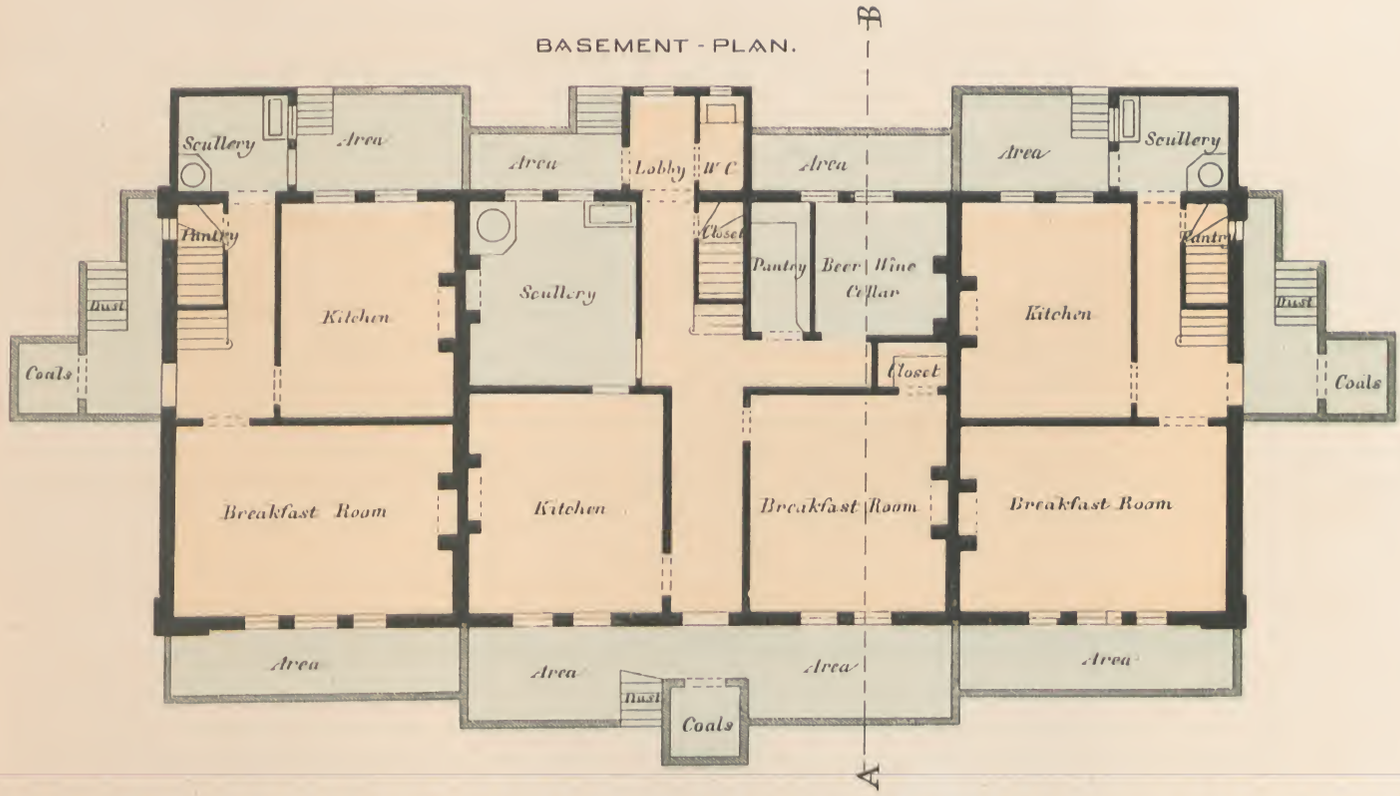
Lobby with space for hats and cloaks, and garden entrance with steps.

SIDE ELEVATION.

SECTION ON LINE A.B.

Scale of 10 5 0 10 20 30 Feet

BASEMENT - PLAN.

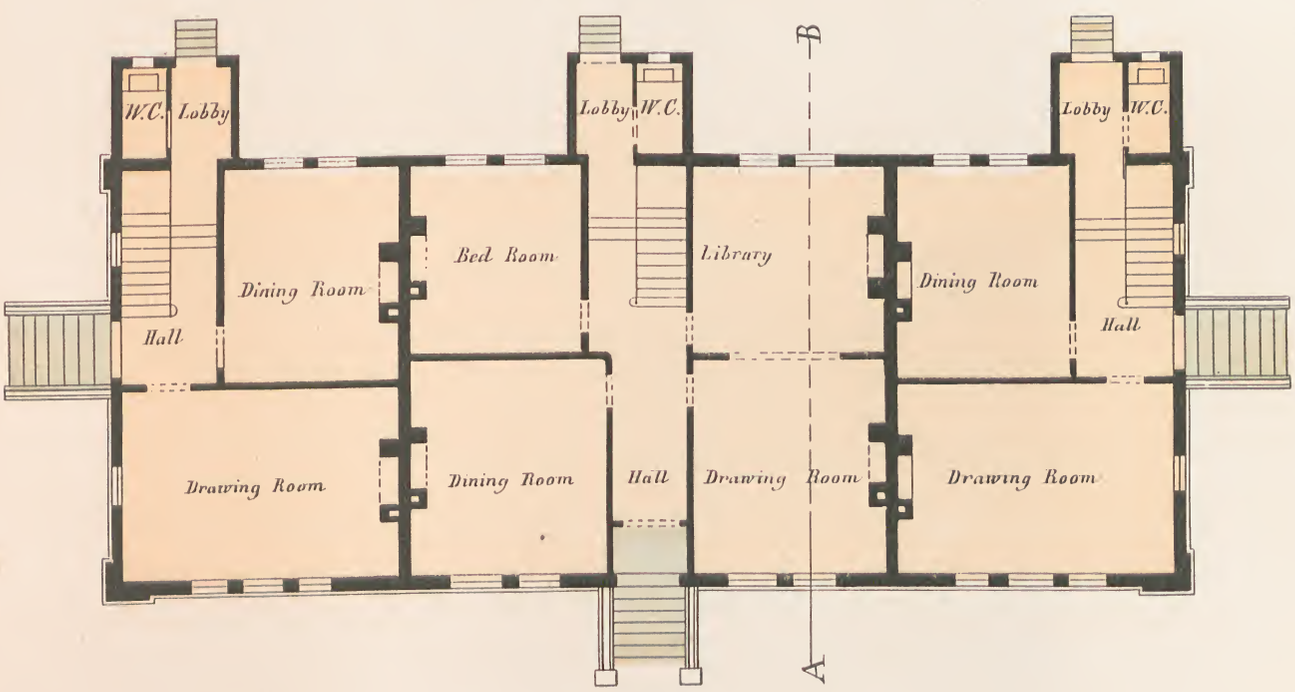


Terrace Houses.

FRONT-ELEVATION.

Scale of 10 5 0 10 20 30 Feet.

GROUND-PLAN



Terrace Houses.

Upon the Chamber floor two large bed-rooms and one small one can be obtained.

The other Plate contains the side elevation of the block, showing the entrance front of one of the houses, a section through the centre house on the line AB, and the plan of the basement floor, 8 ft. in height.

The centre house contains the following rooms.

Breakfast room under the Drawing room and of the same size.

China Closet 4 ft. 0 in. by 3 ft. 0 in. communicating therewith.

Kitchen under Dining-room and of the same size with door into Scullery.

Scullery 12 ft. 0 in. by 10 ft. 6 in.

Pantry 8 ft. 0 in. by 4 ft. 6 in.

Beer and wine cellar 8 ft. 0 in. by 7 ft. 6 in.

There is an ample paved area in front with Tradesman's Entrance and Coal-cellar beneath the pavement of Principal Entrance.

The Hall and Staircase continue through the house as on the ground floor, but there is space for the walls to be fitted up with cupboards, safes, shelves, &c., and there is a large store-closet under the stairs. At the back there is a lobby and water-closet, a paved area and steps up into garden.

Each of the end houses contain on this floor the following accommodation:

Breakfast-room and kitchen, each of the same dimensions as the rooms over them.

Scullery 6 ft. 0 in. by 7 ft. 0 in.

Pantry with window under the stairs.

Coal-cellar beneath the steps of the front entrance.

It will be seen that a paved area is continued round the whole of the block in order to ensure the complete dryness of the basement floor.

Although the rooms in these plans are here named Dining-room, Drawing-room, &c., of course they could be used for different purposes, for example, in the small end houses, if the accommodation on the bed-room floor were not sufficient, the room called the Dining-room might be turned into a bed-room, and would still leave two large sitting rooms for the use of the family. The total cost of the block will not exceed one thousand four hundred pounds, of which each end house will cost four hundred, and the centre house about six hundred.

DESIGN No. 34.

DESIGN FOR A PAIR OF EIGHT ROOMED SEMI-DETACHED VILLAS. (FIREPROOF.)

(*Plates* No. 1, 2, 3.)

These two Villas are supposed to be situated on a plot of ground on the side of a hill, and advantage has been taken of the sloping ground to obtain a Terrace on the garden front.

On Plate No. 1 are given the elevation toward the street or road, and also a plan shewing the ground floor of one house and the basement of the other.

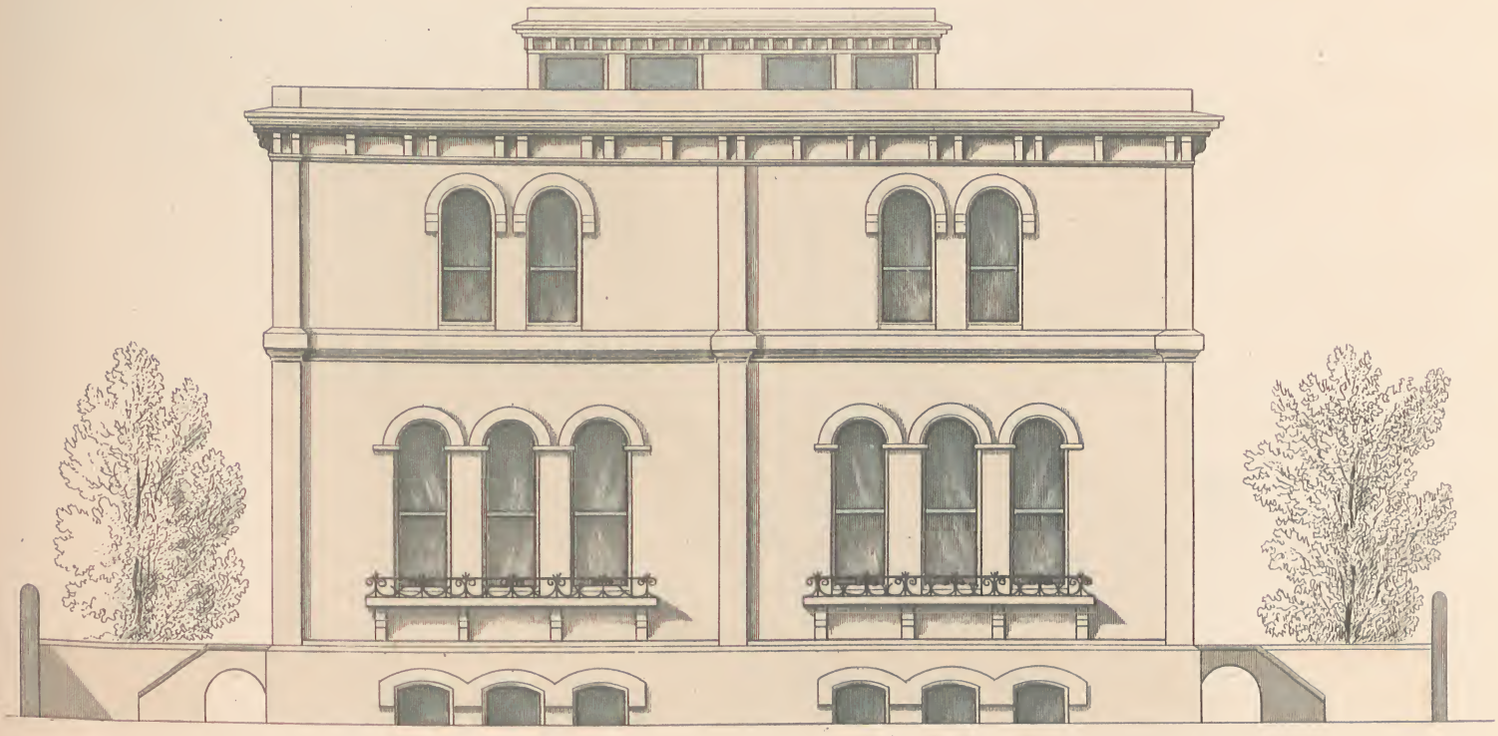
By referring to the plan the accommodation will be found to be as follows.

On the BASEMENT FLOOR, 8 feet in height:

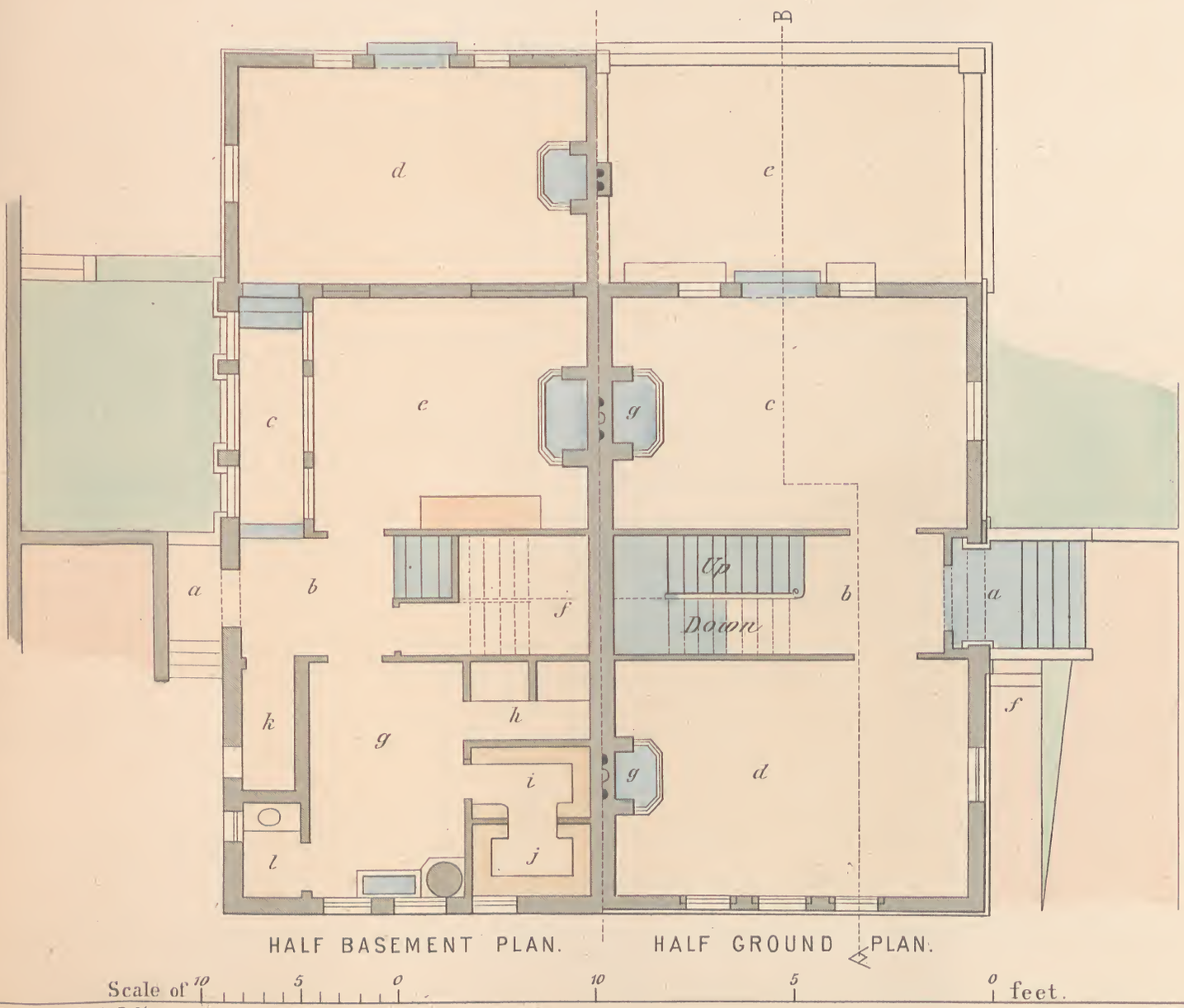
a Tradesman's entrance.
b Entrance Hall and Staircase, 6 ft. 0 in. wide.
c Corridor or Arcade, with steps down to Breakfast-room.
d Breakfast-room 17 ft. 8 in. by 11 ft. 0 in., and 10 ft. in height, with French casement opening into the garden.
e Kitchen 14 ft. 0 in. by 12 ft. 0 in., lighted by two windows near the ceiling from the Terrace over the Breakfast-room, as shewn at "*i*" in the section on Plate 3; and also by three windows opening into the Corridor "*c*."
f Beer-cellar underneath the Staircase 9 ft. 6 in. by 6 ft. 0 in.
g Scullery 12 ft. 0 in. by 8 ft. 0 in.
h Wine-cellar 6 ft. 0 in. by 4 ft. 0 in.
i China or Store-Closet 6 ft. 0 in. by 3 ft. 6 in.
j Pantry 6 ft. 0 in. by 4 ft. 0 in.
k Coal-cellar 6 ft. 0 in, by 2 ft. 9 in.
l Servants' Water-closet 5 ft. 0 in. by 3 ft. 0 in.

On the GROUND FLOOR, 10 ft. 9 in. high:—

a Principal Entrance with small recessed porch.
b Hall and Staircase 6 ft. 0 in. by 17 ft. 8 in.
c Drawing room 17 ft. 8 in. by 12 ft. 0 in., with French casement giving access to the Terrace "*e*."

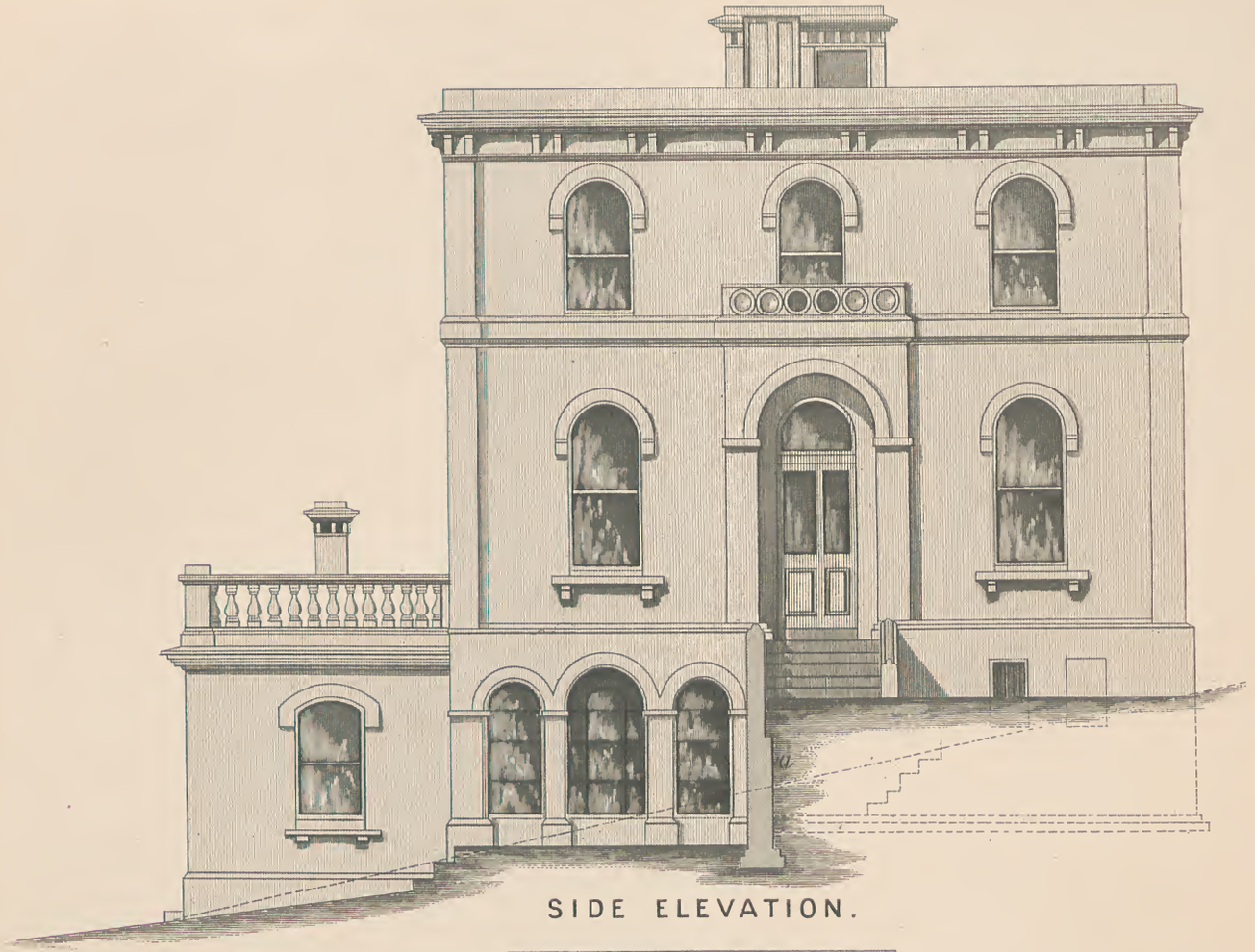


ELEVATION TOWARD STREET.

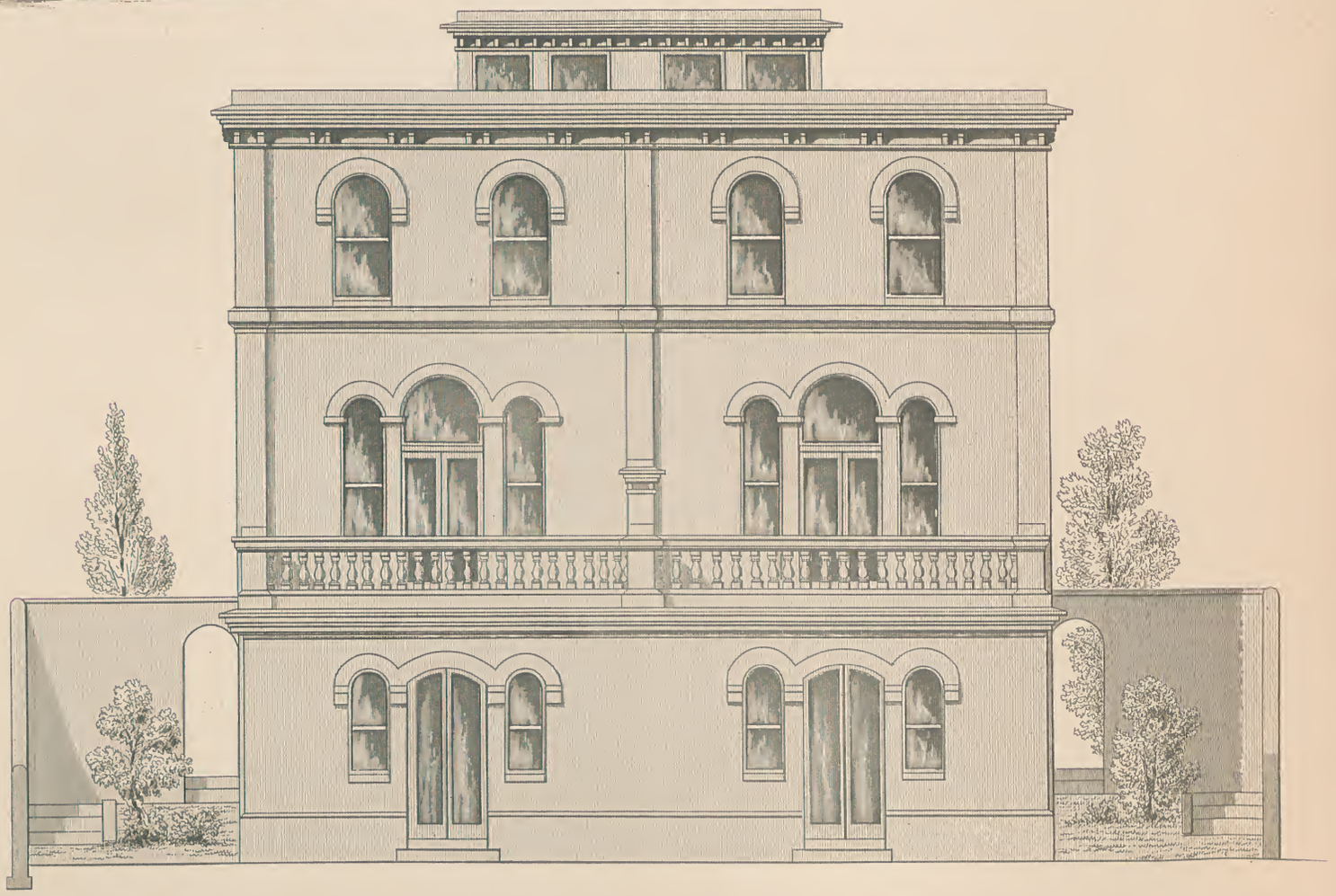


Shaw & Lockington, Invt & Delt.

A PAIR OF EIGHT-ROOMED SEMI-DETACHED VILLAS (FIREPROOF) PL.№1.



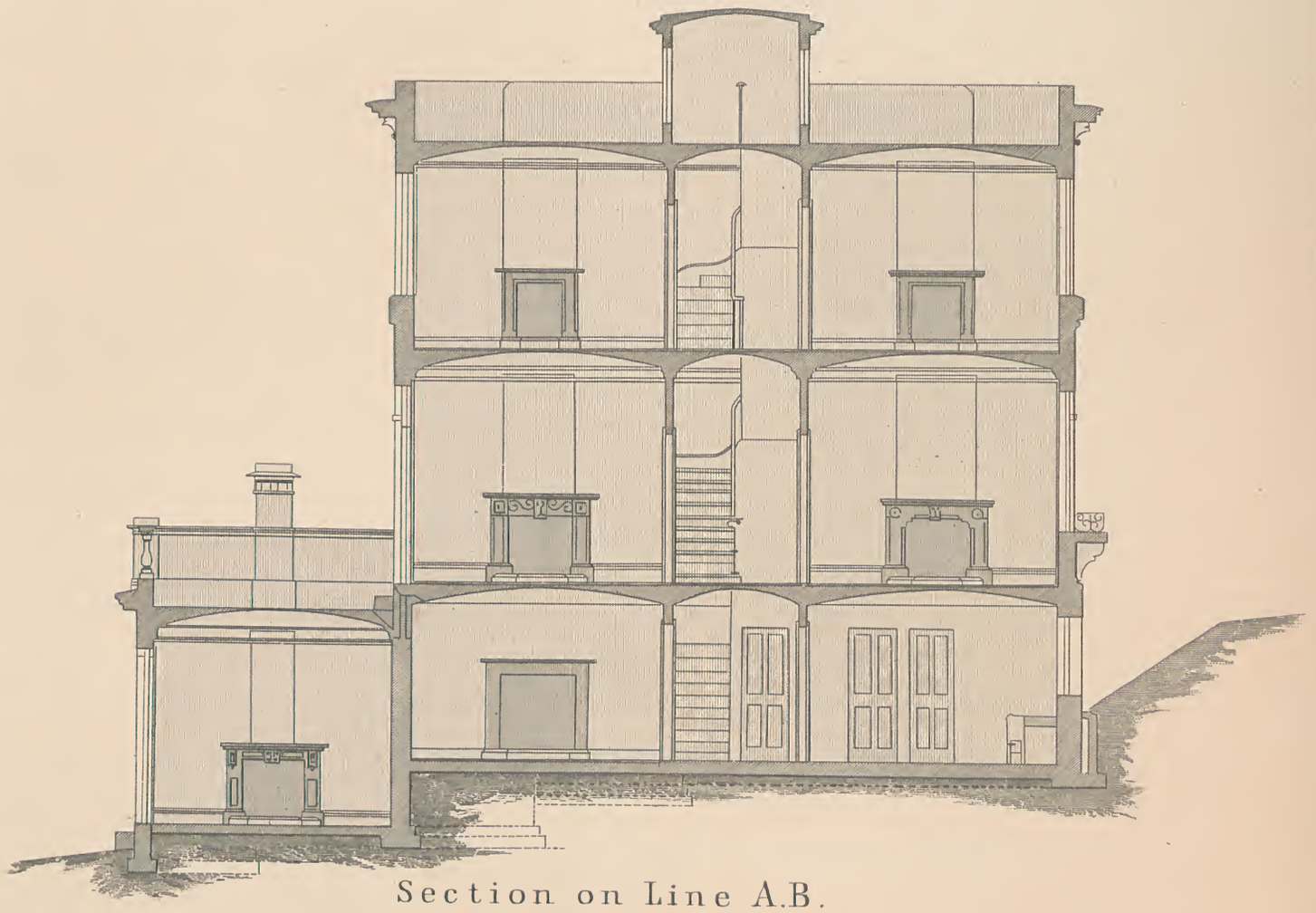
SIDE ELEVATION.



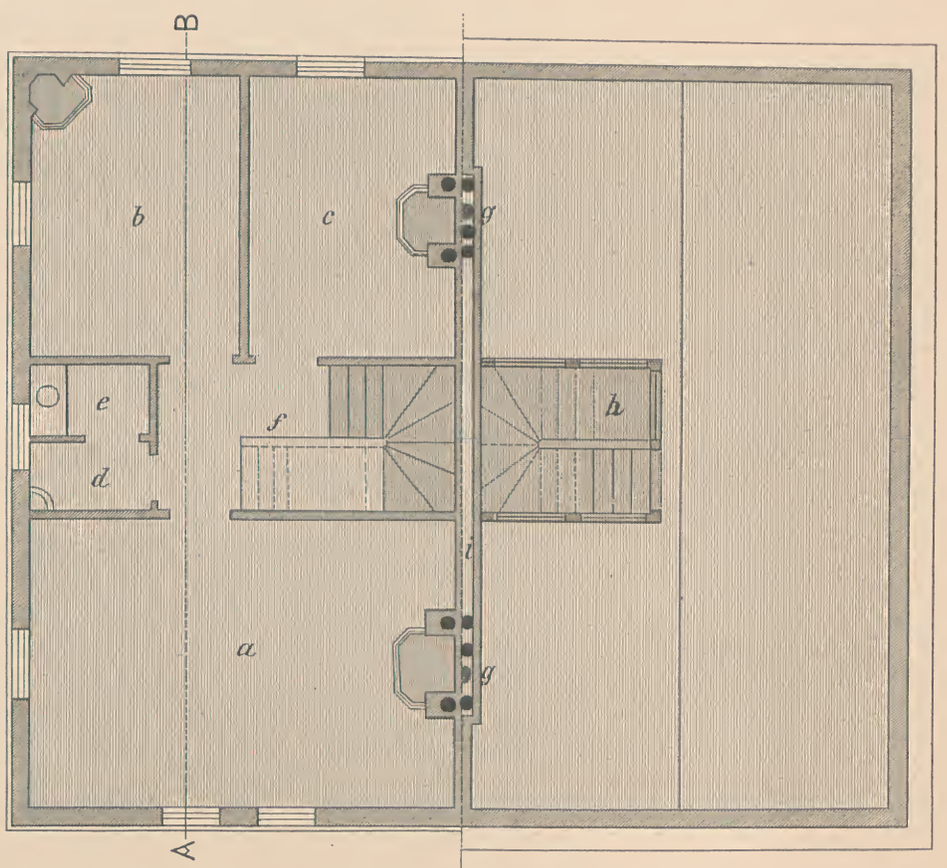
ELEVATION OF GARDEN FRONT.

Scale of 10 5 0 10 20 30 feet.

A PAIR OF EIGHT-ROOMED SEMI-DETACHED VILLAS (FIREPROOF) PL.Nº 2.



Section on Line A.B.



Second Floor Plan. Roof Plan.

Scale of 10 5 0 10 20 30 feet.

Shaw & Lockington, Inv.t & Del.t

A PAIR OF EIGHT-ROOMED SEMI-DETACHED VILLAS, (FIRE-PROOF) PL.№3.

d Dining Room 17 ft. 8 in. by 12 ft. 0 in.

e Terrace over the Breakfast-room on Basement Floor.

At *f* are shewn the steps leading to the Tradesman's Entrance; and *g g* are two ventilating flues which communicate with every room by means of ornamental airbricks or valves fixed in the chimney-breasts.

On Plate No. 2 are shewn the Side or Entrance Elevation, and the Garden Front. The manner in which the ground is terraced in order to obtain the arcade and other features of the design is shown by the Side Elevation, where the long dotted line indicates the natural slope of the ground, which is filled in level as far as the retaining wall "*a*".

On the Elevation of the Garden Front are seen the French casements giving access to the Terrace over the Breakfast-room, and those which lead from the Breakfast-room into the Garden.

The archways in the retaining wall give access to the garden from the Tradesman's Entrance on the Basement Floor.

Plate No. 3. contains a Section through the one house from front to back, showing the arched concrete floors and flat roof, together with the lantern light over the staircase.

On this Plate are also given the Second Floor or Bed-room Plan of one house, and the Roof plan of the other.

The Bed-room Floor is 9 ft. 3 in. high, and the parapet surrounding the flat roof is three feet high.

"*a*" Best Bed-room 17 ft. 8 in. by 12 ft. 0 in.

b. c Bed-rooms 12 ft. 0 in. by 8 ft. 8 in.

d Lobby or Lavatory.

e Water-closet.

f Landing and Staircase.

g g Ventilating flues.

h Steps to flat roof, with lantern lights to light the staircase.

i Smoke Chamber.

The walls, floors, and roof of these houses are to be constructed of Portland Cement concrete, and all stringcourses, corbels, and windowsills, garden and retaining walls &c., &c., to be of the same material. The steps to front door are to have York Stone treads and risers on a concrete arch, the staircase from basement to roof is to have rubbed York treads and risers on a concrete core corbelled out from the cross walls, the hearths are to be of tooled York and the fenders of concrete, as shewn on plan. The roof and top of lantern are to be covered with a layer of asphalte. All window and door frames are to be of cast iron, the sashes and doors of deal. The interior doors to be of deal, with deal-rebated jamb linings.

All architraves, skirtings, and decorative work to be of Parian cement. The walls and ceilings to be plastered, and the former hung with paper of approved quality. The kitchen to have a large dresser complete where shown, the copper to be set in concrete, the sink to be of

Portland cement, the shelves in pantry to be of 1 in. deal, the lower tier of slate, a concrete cistern to be constructed over the upper water-closet, with lead piping to and from the same, the floor throughout, except to the scullery and offices to be laid with 1 in. boarding; the glass in breakfast-room, corridor and drawing-room windows to be best British plate, that in all other windows 21 oz. flattened sheet, the basement windows in front of house to have strong iron guard bars; the whole of the exterior to be covered with Portland or other approved cement, and all woodwork and ironwork to have three good coats of paint. The ballusters and newel of the staircase to be of iron, the handrail of Honduras mahogany. All flues to be circular, and to terminate in a long, narrow, smoke-chamber, as shown at "*e*" on roof plan, Plate 3; this smoke-chamber to communicate with the air by a flue 20 in. square placed between the lanterns on the roofs of the respective houses.

The ventilating flues to be conducted through the smoke-chamber directly into the open air by means of iron tubes 8 in. diameter; and it is confidently believed that from the proximity to the smoke flues, and by passing through the smoke-chamber, sufficient heat will be obtained to ensure the escape of the vitiated air from all the rooms.

The rainwater pipes to be formed in the concrete of the walls, and to aid in flushing the soil pipes, which will also be in the concrete.

The balustrades of the Terrace to be cast in Portland cement, and the Terrace to be asphalted.

The concrete ceilings are in all cases to be strengthened by means of slightly arched iron bars crossing each room diagonally and bolted firmly together at their intersection, the ceilings will thus be groined, and in appearance will be far superior to flat ceilings. Plaster cornices where shown in section.

The cost of this pair of houses, with all fittings complete, and excluding the earthwork of garden and retaining wall, will not, it is supposed, exceed seven hundred pounds.

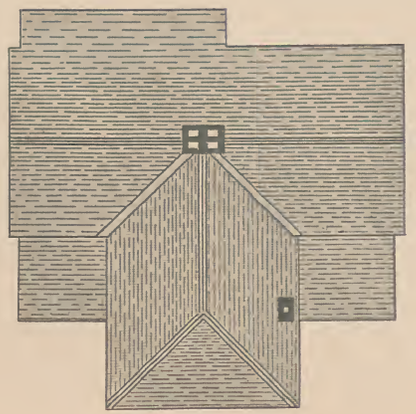
The drawings are all to a scale of eight feet to an inch, this being a convenient scale for a builder to work from.

If a Pair of Villas with the same accommodation in every respect as the Pair here described, were to be built in the ordinary mode, viz.: of brickwork, with wooden floors and fittings, the cost would be more than one thousand pounds.

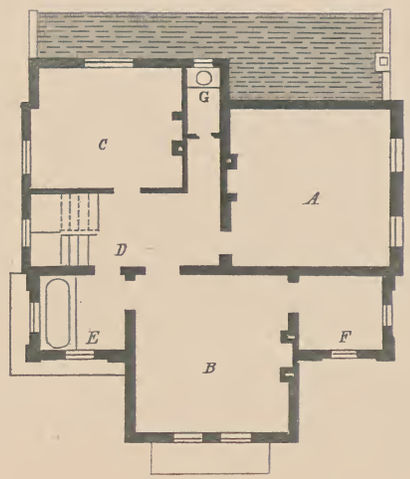
FRONT ELEVATION

SIDE ELEVATION

GROUND PLAN



ROOF PLAN



CHAMBER PLAN

Scale of Plans 0 5 10 20 30 feet

Scale of Elevation 5 4 3 2 1 0 10 15 20 25 feet

Shaw & Lockinton, Arch^ts & Surv^rs

A DETACHED VILLA - RUSTIC ITALIAN

DESIGN No. 35.

A DETACHED VILLA—RUSTIC ITALIAN STYLE.

This picturesque little Italian Villa is intended to be erected in a suburban locality some four or five miles out of town, where ground is not too expensive, so that it could stand in at least an acre of garden and pleasure ground. The whole of the walls are supposed to be built of Portland Cement concrete, plastered on the outside, but the floors, roof' windows, doors, &c. are to be of wood, as in ordinary buildings. The staircase from ground floor to first floor is to be constructed of Portland stone spandril steps, and the floors of the Porch and Scullery together with the steps, balconies and door-sills, are to be of York stone.

The accommodation is as follows:

On the GROUND FLOOR, 10 ft. in height:

A Porch 7 ft. square.
B Entrance Hall 16 ft. 0 in. by 6 ft. 0 in.
C Dining-room 14 ft. 0 in. by 13 ft. 0 in.
D Drawing-room 14 ft. 0 in. by 13 ft. 0 in. exclusive of bay 2 ft. deep.
E Breakfast-room 13 ft. 0 in. by 7 ft. 0 in.
F Kitchen 13 ft. 6 in. by 11 ft. 0 in.
G Scullery 7 ft. 0 in. by 7 ft. 0 in.
H and *I* Two closets, each 6 ft. 9 in. by 2 ft. 6 in., one serving as Pantry, the other as China-closet.

On the BEDROOM FLOOR, 9 ft. 6 in. high:—

A Bedroom 14 ft. 0 in. by 13 ft. 0 in.
B Bedroom 14 ft. 0 in. by 13 ft. 0 in.
C ditto 13 ft. 0 in. by 10 ft. 0 in.
D Landing and Staircase 16 ft. 0 in. by 6 ft. 0 in.
E Bath-room 7 ft. 0 in. by 7 ft. 0 in.
F Dressing-room 7 ft. 0 in. by 7 ft. 0 in.
G Water-closet 6 ft. 0 in. by 3 ft. 0 in.

The cost of this Villa erected with the materials above specified, will not, it is believed, exceed three hundred and ninety pounds.

DESIGN No. 36.

A PAIR OF SEMI-DETACHED VILLAS.

Estimated Cost six hundred and thirty pounds.

This plate contains front and side elevations, and plans of the various floors of a pair of semi-detached Villas of moderate size and inexpensive design, suitable for erection in a suburban street or road. The walls and division walls throughout are to be built of Portland Cement Concrete, plastered on the outside, the red bands will be formed of red bricks built into the concrete; the balconies and trusses beneath, the doorsteps and sills will be of York stone, and the window heads and sills on the front and side elevations will be of Bath stone. The floors, roof, windows, doors, and staircase will be constructed in the usual manner.

The accommodation of the various floors is as follows:—

On the BASEMENT FLOOR, 7 ft. 6 in. high:—

a Breakfast-room 16 ft. 0 in. by 10 ft. 0 in.
b Kitchen 12 ft. 0 in. by 10 ft. 0 in.
c Scullery 12 ft. 0 in. by 5 ft. 8 in., partly beneath Staircase from Ground Floor.
d. d. d Closets serving as Pantry, China and Store-closets.
e Coal-cellar beneath the steps to front door.
f Steps leading to tradesman's entrance.

On the GROUND FLOOR 10 ft. 6 in. high:—

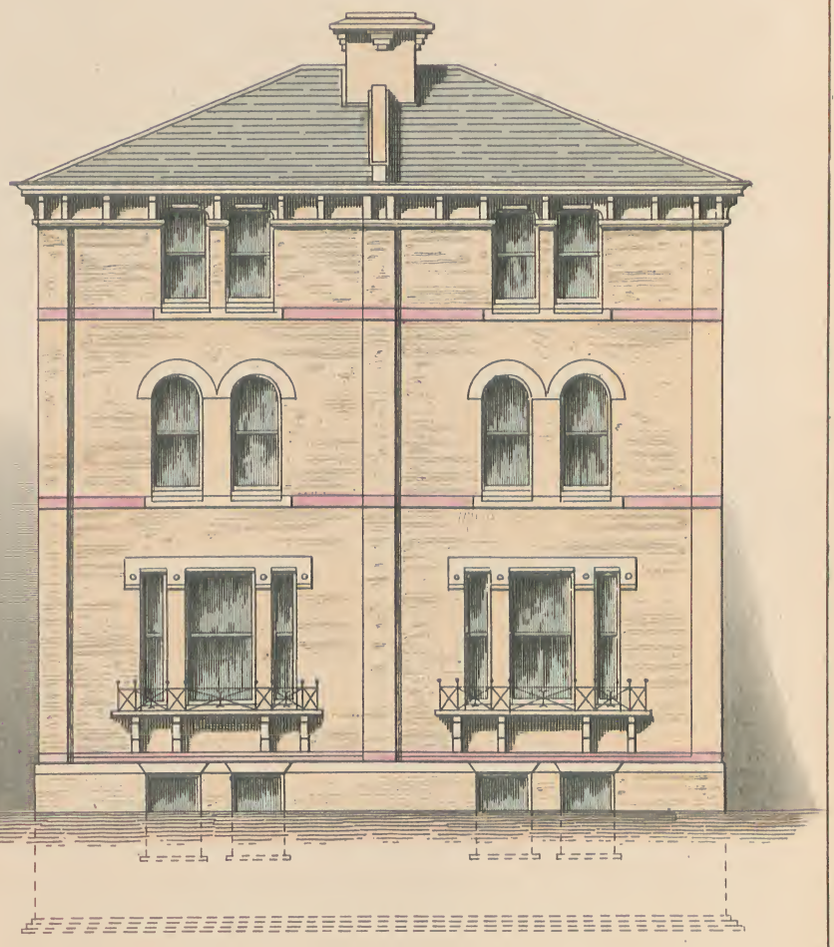
a Drawing-room 16 ft. 0 in. by 12 ft. 0 in.
b Dining-room 12 ft. 0 in. by 10 ft. 0 in.
c Hall and Staircase 12 ft. 0 in. by 5 ft. 8 in.
d Water-closet with cistern over.

On the FIRST AND SECOND FLOORS, respectively 9 ft. 0 in. and 8 ft. 6 in. high:—

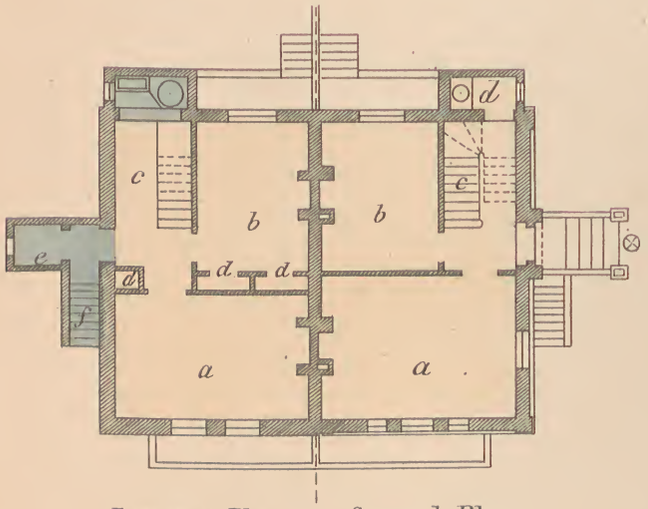
a Bed-room 16 ft. 0 in. by 12 ft 0 in.
b Bed-room 12 ft. 0 in. by 10 ft. 0 in.
c Staircase and Landing 12 ft. 0 in. by 5 ft. 8 in.

There is a closet "*d*" for linen, &c. on the landing of the second floor.

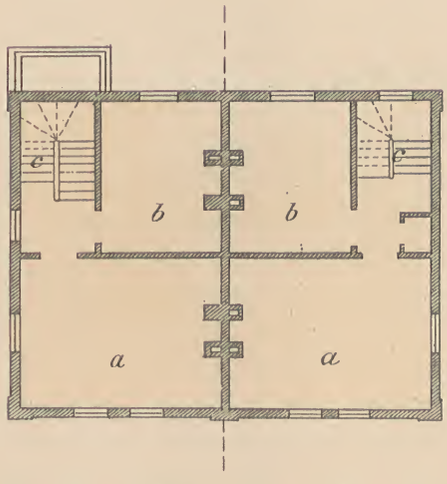
Side-Elevation.



Front-Elevation.



Basement Plan. Ground Plan.



First Floor Plan. Second Floor Plan.

Scale of Plans.

10 5 0 10 20 30 feet.

Scale of Elevations.

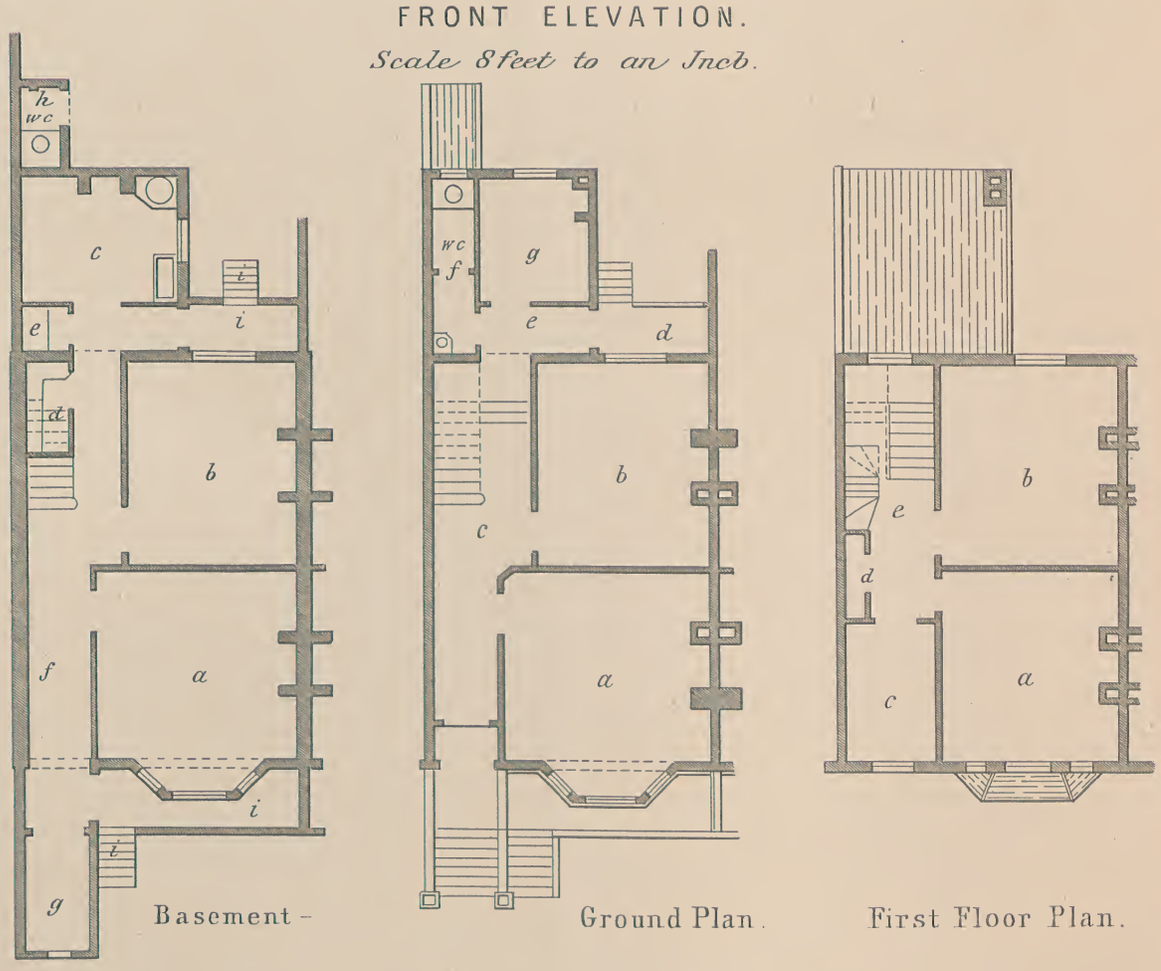
10 5 0 10 20 30 feet.

Shaw & Lockington, Arch^ts & Surv^rs

A PAIR OF SEMI-DETACHED VILLAS.

FRONT ELEVATION.

Scale 8 feet to an Inch.



Basement – Ground Plan. First Floor Plan.

Scale of 10 5 0 10 20 30 40 feet.

Shaw & Lockington, Arch^ts & Surv^rs

SMALL TERRACE VILLAS.

DESIGN No. 37.

SMALL TERRACE VILLAS.

Estimated Cost of each House three hundred and twenty pounds.

These Houses, though designated Small Terrace Villas, are really much larger than they appear at the first glance, inasmuch as they have additions containing two rooms, and also have an attic in the roof. The materials are to be Portland Cement Concrete for the outer walls, cross, division, and all other walls; window and door heads, carved capitals, string courses and trusses of Bath Stone; balconies and steps of York Stone. All the remaining parts of the construction, such as floors, roof, doors, windows, &c., will be built with the usual materials and in the usual manner.

On the BASEMENT FLOOR, 8 ft. 9 in. high, the accommodation is as follows:—

a Breakfast-room 13 ft. 0 in. by 12 ft. 0 in., exclusive of bay-window.
b Kitchen 12 ft. 0 in. by 11 ft. 0 in.
c Scullery 10 ft. 0 in. by 8 ft. 0 in.
d Pantry, under staircase, about 6 ft. 0 in. by 3 ft. 0 in.
e Store and China-closet.
f Passage, 3 ft. 6 in. wide.
g Coal-cellar 7 ft. 0 in. by 4 ft. 0 in.
h Servants' Water-closet.
i i Areas and steps leading thereto.

The GROUND FLOOR, 10 ft. high, contains:—

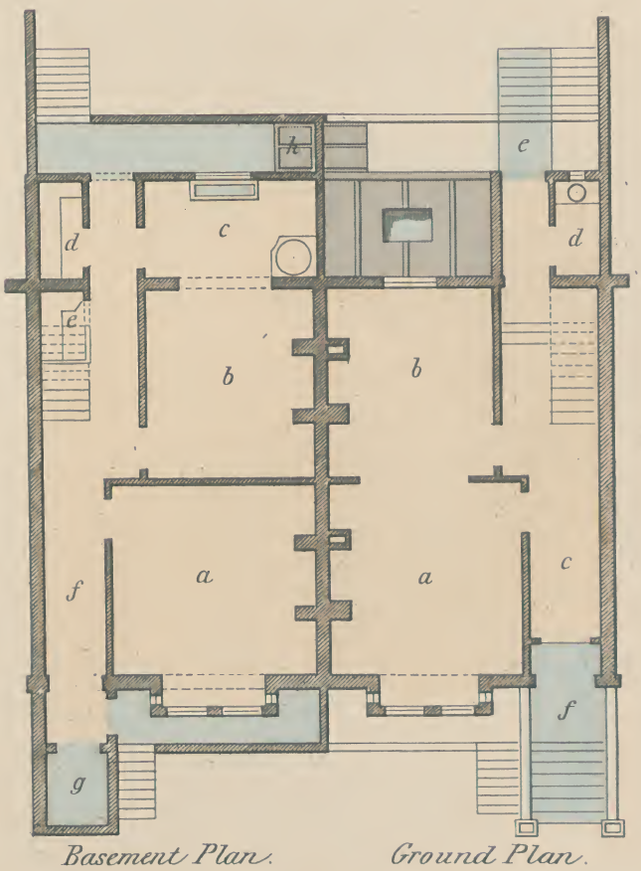
a Drawing-room 13 ft. 0 in. by 12 ft. 0 in., exclusive of bay 2 ft. 0 in. deep.
b Dining-room 12 ft. 0 in. by 11 ft. 0 in.
c Hall and Staircase 3 ft. 6 in. wide where narrowest, 5 ft. 8 in. wide at the back of the house.
d Conservatory at the back area 7 ft. 0 in. by 4 ft. 0 in.
e Lobby or Passage 3 ft. wide.
f Lobby and Water-closet, each 3 ft. wide.
g Study or Servants' Bed-room 7 ft. 0 in. by 8 ft. 0 in.

The FIRST FLOOR, 9 ft. 6 in. high, contains:—

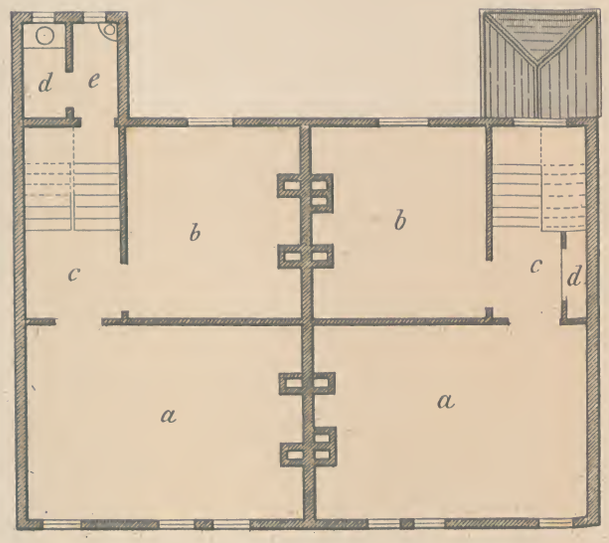
a Bed-room 12 ft. 0 in. by 11 ft. 0 in.
b Bed-room 12 ft. 0 in. by 11 ft. 0 in.
c Dressing-room 8 ft. 6 in. by 5 ft 8 in.
d Linen-closet in Landing.
e Landing and Staircase.

A narrow staircase leads to an attic in the roof, containing a bed-room about 12 ft. 0 in. by 11 ft. 0 in., and also a large closet for lumber.

Front Elevation.



Basement Plan. *Ground Plan.*



First Floor Plan. *Second Floor Plan.*

Scale of Plans.

10 5 0 10 20 30 feet.

Scale of Elevation.

10 5 0 10 20 30 feet.

Shaw & Lockington, Arch.ts & Surv.rs

EIGHT-ROOMED TERRACE HOUSES.

DESIGN No. 38.

DESIGN FOR EIGHT-ROOMED TERRACE HOUSES.

Estimated Cost of each House, three hundred and fifty pounds.

The Elevation given on this Plate represents part of a Terrace of four-story houses, containing two principal rooms on each floor, beside closets and offices.

The chief peculiarity of the design consists in the square bay-window with its two circular headed lights divided by a stone entrance with carved cap and base.

The materials are supposed to be as follows: The outer and inner walls throughout of Portland Cement Concrete, plastered on the outside, the upper part of the bay-window, the heads of the windows on the second floor and basement, the arches over the Front Entrance, and the stringcourse of Bath Stone, the steps to Front Entrance, paving of areas, and the balconies of York Stone, and all interior fittings and finishings, together with floors, roofs, doors, and windows of the description and materials usually employed in houses of this class.

The accommodation of the various floors is as follows:

The BASEMENT FLOOR, 8 ft. 6 in. high, contains:—

a Breakfast-room 12 ft. 6 in. by 12 ft. 0 in. exclusive of bay-window.
b Kitchen 12 ft. 0 in. by 10 ft. 6 in., lighted from Scullery and above ditto.
c Scullery 10 ft. 6 in. by 5 ft. 6 in., and seven feet high.
d Pantry 5 ft. 6 in. by 3 ft. 0 in.
e China or Store-closet 4 ft. 0 in. by 3 ft. 0 in.
f Passage 3 ft. 6 in. wide.
g Coal-cellar.
h Dust-bin.

The GROUND FLOOR, 10 ft. 0 in. high, contains:—

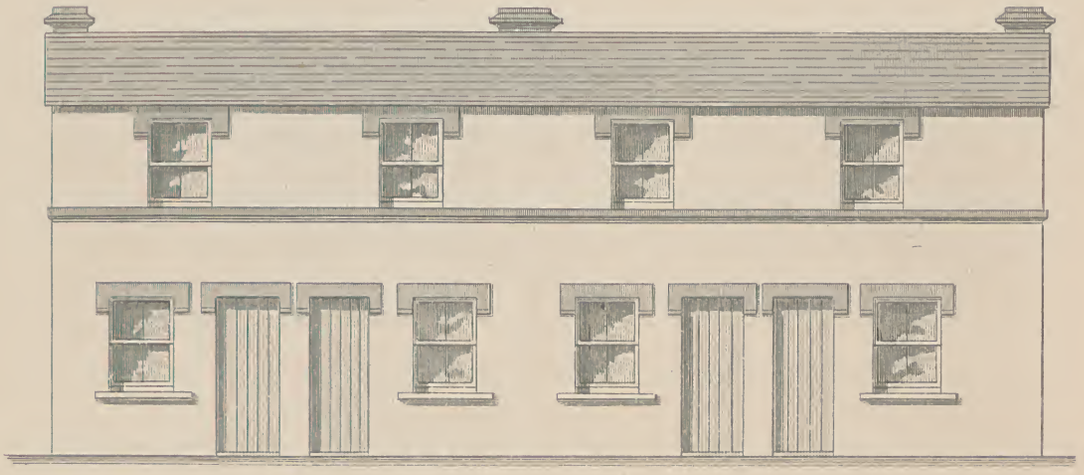
a Dining-room 12 ft. 6 in. by 12 ft. 0 in., exclusive of bay-window 6 ft. 6 in. by 2 ft. 0 in.
b Study 12 ft. 0 in. by 10 ft. 6 in., communicating with dining-room by means of folding doors.
c Hall and Staircase 6 ft. wide.
d Water-closet.
e Steps to Garden
f Recessed Porch and steps to Front Entrance.

The FIRST FLOOR, 9 ft. 6 in. high, contains:—

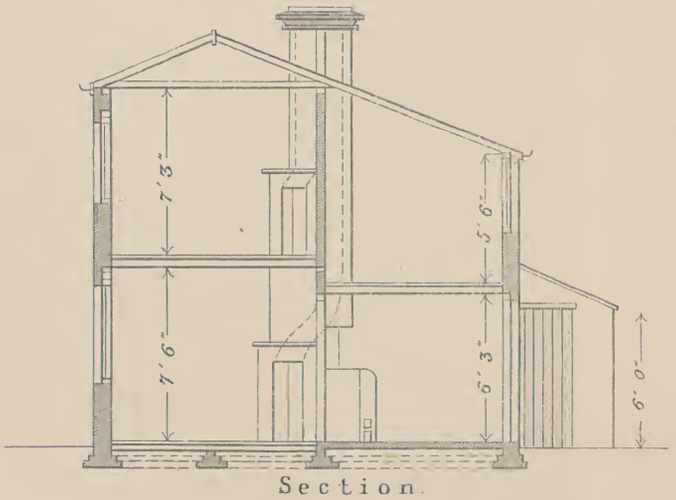
a Drawing-room 16 ft. 6 in. by 12 ft. 0 in.
b Bed-room 12 ft. 0 in. by 10 ft. 6 in.
c Landing and Staircase 12 ft. 0 in. by 6 ft. 0 in.
d Water-closet 5 ft. 0 in. by 3 ft. 0 in. entered from
e Lobby 5 ft. 0 in. by 3 ft. 0 in.

The SECOND FLOOR, 8 ft. 0 in. high, contains:—

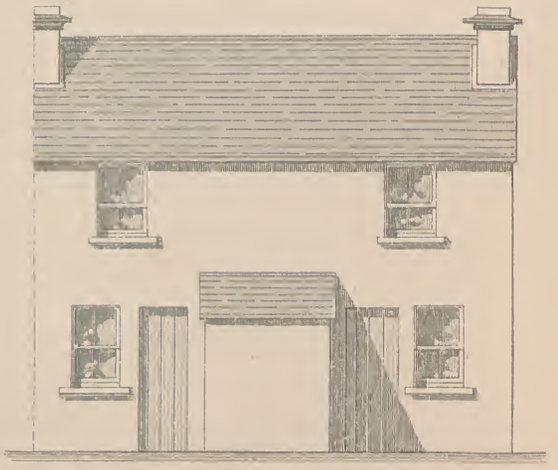
a Best Bed-room 16 ft. 6 in. by 12 ft. 0 in.
b Bed-room 12 ft. 0 in. by 6 ft. 0 in.
c Staircase and Landing.
d Linen-closet.



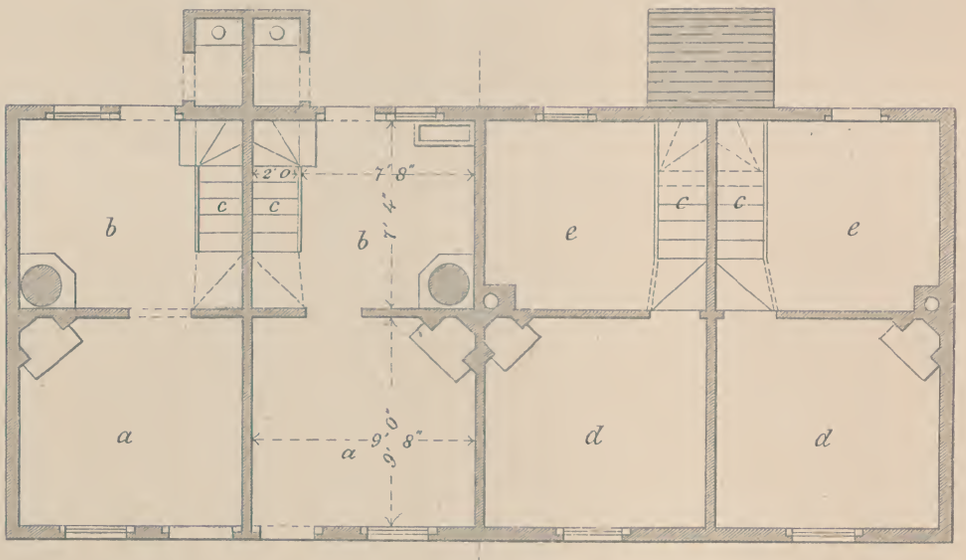
Front Elevation.



Section.



Back Elevation.



Ground Plan.

Chamber Plan.

Scale of 10 5 0 10 20 feet.

Shaw & Lockington, Arch^ts & Surv^rs

BLOCK OF FOUR LABOURERS COTTAGES.

DESIGN No. 39.

A BLOCK OF FOUR LABOURERS' COTTAGES.

These cottages are of the smallest and cheapest description possible, and will not, it is calculated, exceed in cost the sum of one hundred and sixty pounds, or forty pounds each. The materials are supposed to be Portland Cement Concrete for the walls and American pine for the roof, floors, doors, window-frames, &c. The roof is to be covered with rough slates and the windows glazed with ordinary crown glass of the third quality.

The accommodation consists of the following rooms and conveniences.

On the GROUND FLOOR:

a Living-room 9 ft. 8 in. by 9 ft. 0 in. provided with an oven grate.

b Wash-house or Scullery 7 ft. 8 in. by 7 ft. 4 in. furnished with a small copper, and also with a sink of Portland Cement.

c Staircase, with closet or pantry beneath.

On the CHAMBER FLOOR:

d Bed-room 9 ft. 8 in. by 9 ft. 0 in.

e Bed-room 7 ft. 8 in. by 7 ft. 4 in.

The Bed-rooms have each a small register grate. Each house has a separate Water-closet shewn at *f* on the Ground Plan.

The height of the rooms, and the construction of the roof are shewn on the section.

These Cottages could be profitably let at 1*s.* 9*d.* per week, and would therefore be within the reach of the poorest farm labourer.

DESIGN No. 40.

A BLOCK OF FOUR LABOURERS' COTTAGES.

Estimated Cost, two hundred and seventy-five pounds.

This Plate contains a Front Elevation, two Sections, and Plans of a block of four Labourers' Cottages, suitable for erection in the country or in the suburbs of a large town, and adapted for that class of our labouring population which cannot afford to pay above three shillings per week for house-rent.

The two end houses, which are slightly larger than the others, could be let for three pence per week more; say three shillings per week for these, and two shillings nine pence for the middle two; the yearly rental of the block will then be twenty-nine pounds eighteen shillings, which, after allowing for all contingent expenses and losses, will leave a clear profit of at least eight per cent upon the original outlay.

The material of the walls is to be Portland Cement Concrete, the rest of the construction will be of the materials and quality usual in houses of this class, the window-heads and string-courses are to be rendered in Portland Cement, and the doorsteps and hearths are to be of York Stone.

The accommodation of the end houses is as follows:—

On the GROUND FLOOR, 8 ft. 0 in. high:—

a Sitting-room 11 ft. 0 in. by 10 ft. 0 in., with oven and boiler grate.

b Scullery or washhouse 11 ft. 0 in. by 8 ft. 0 in., provided with a small copper and a sink of Portland Cement.

c Lobby and Staircase 3 ft. wide.

On the CHAMBER FLOOR, 8 ft. 0 in. high:—

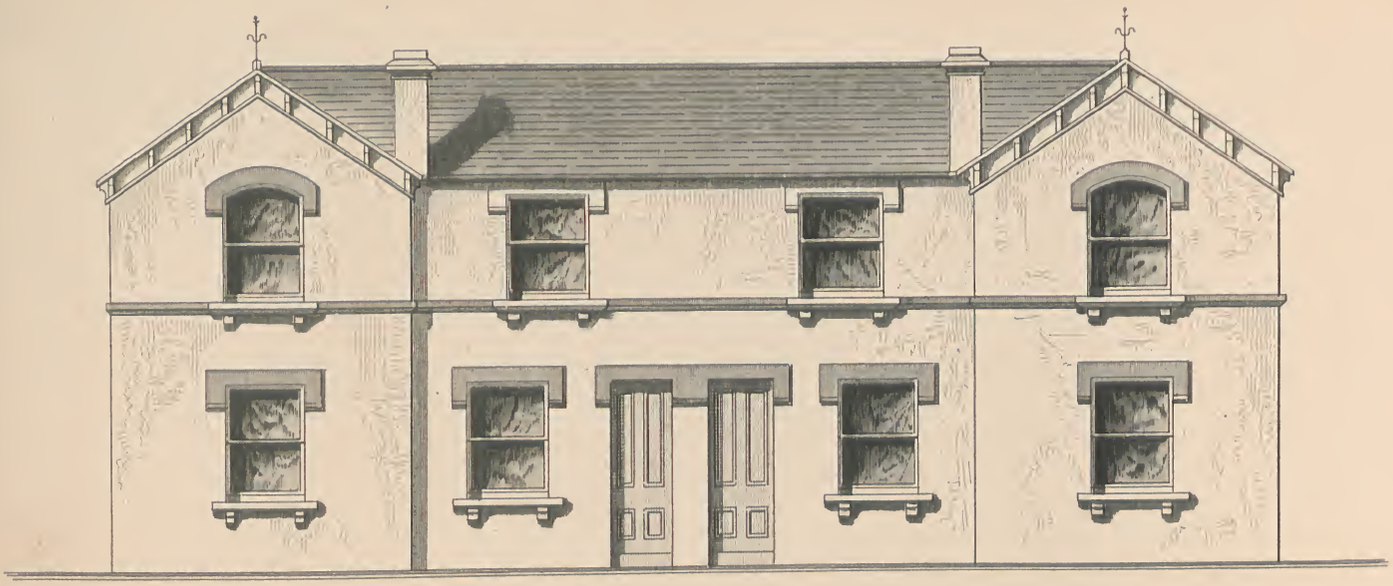
a Bed-room 11 ft. 0 in. by 10 ft. 0 in.

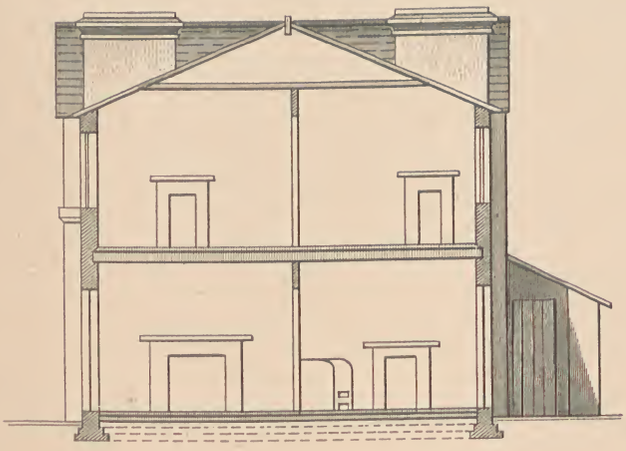
b Ditto. 11 ft. 0 in. by 8 ft. 0 in.

c Landing and Staircase.

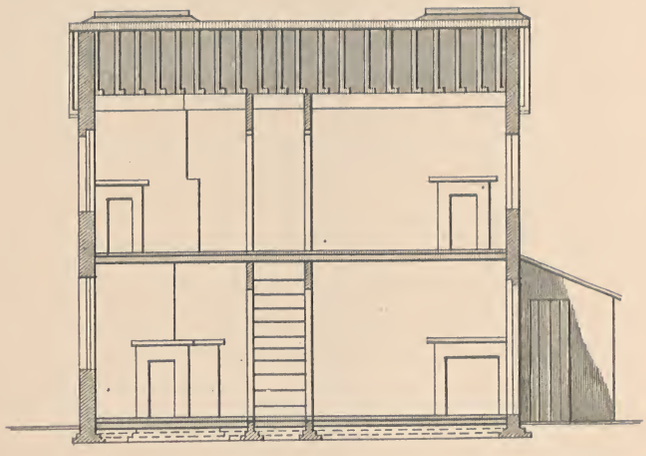
d Linen-closet 4 ft. 0 in. by 3 ft. 0 in.

Under the Staircase on the Ground Floor there is a Closet which will serve as a Pantry, each bed-room has a register grate, and each house is provided with a Water-closet at "*d*" on the Ground Floor plan. The two middle Cottages differ from the end ones in having no Entrance Lobby, and the Staircase is taken off the Scullery, which is thus reduced to 9 ft. 6 in. by 9 ft. 0 in.

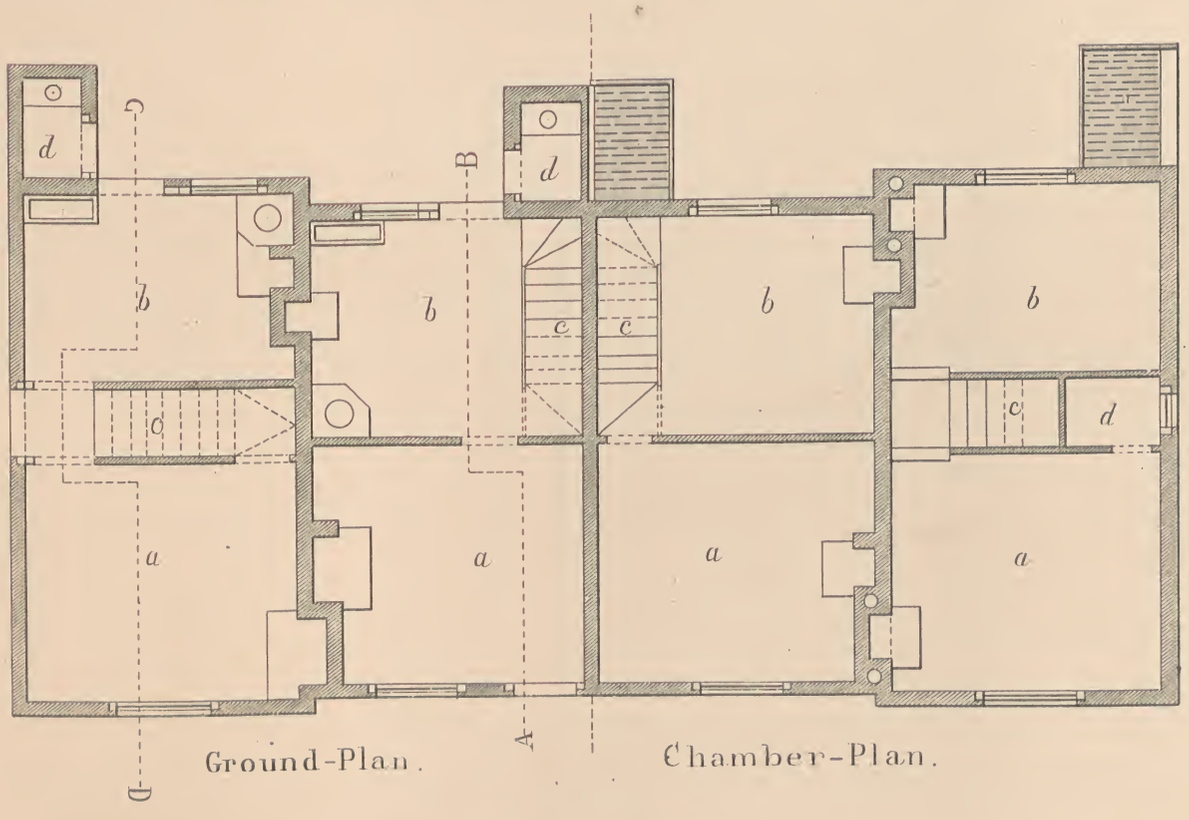




Section on Line A.B.



Section on Line C.D.



Ground-Plan. Chamber-Plan.

Scale of Sections.

10 5 0 10 20 30 feet.

10 5 0 Scale 10 of Plans. 20 30 feet.

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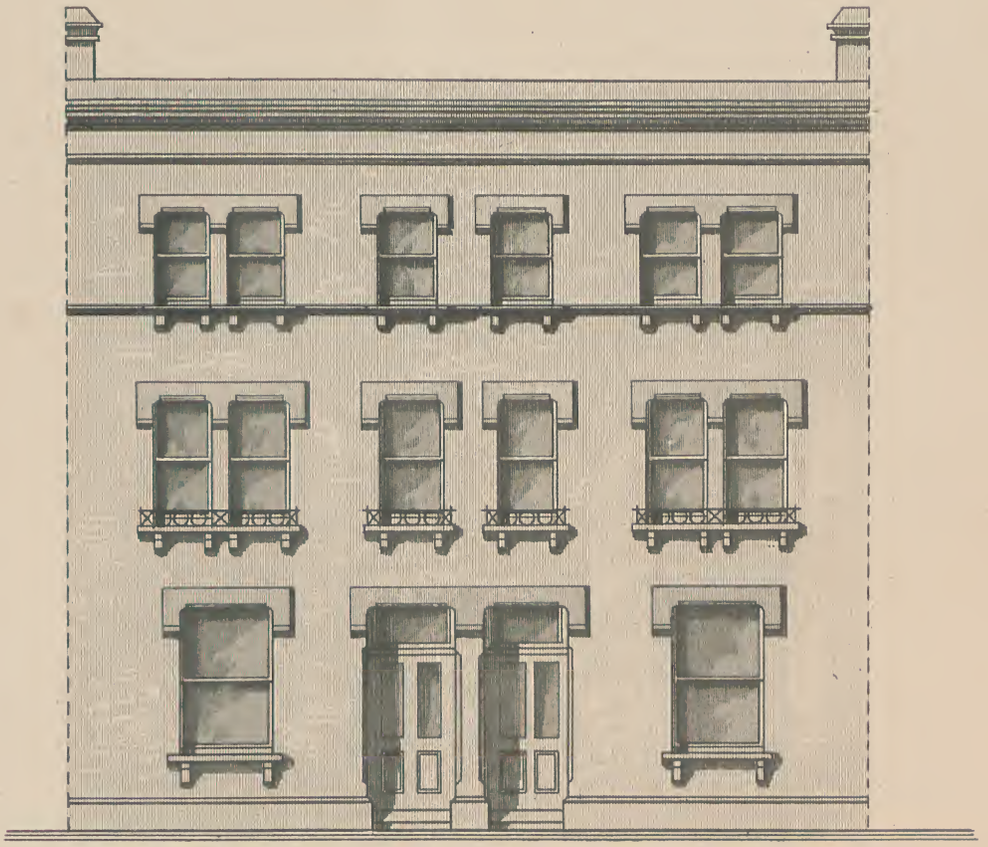
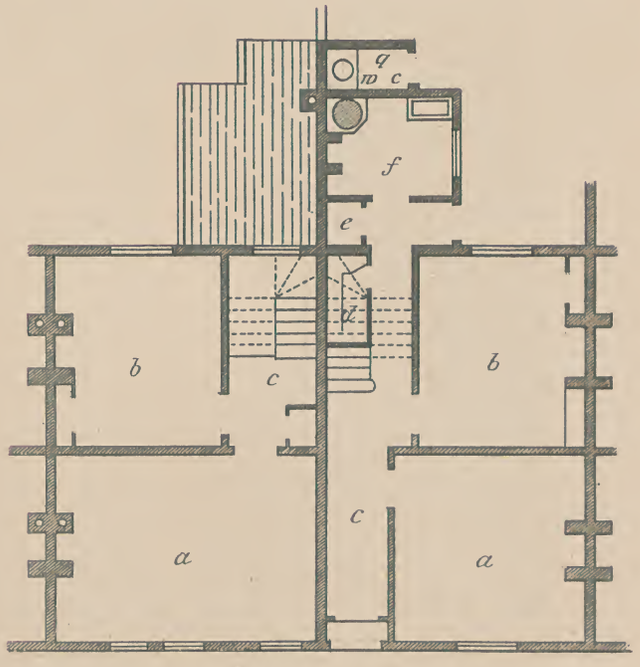
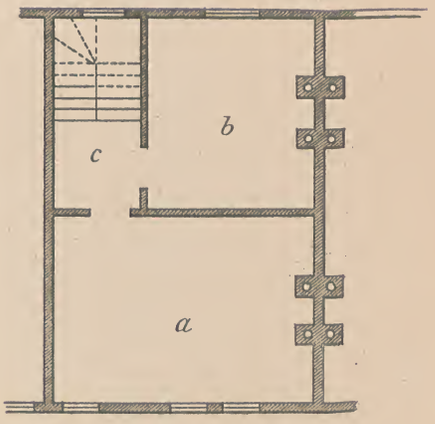
BLOCK OF FOUR LABOURERS' COTTAGES.



Front-Elevation.



First Floor Plan. Ground Plan.



Second Floor Plan.

Scale of Plans.
10 5 0 10 20 30 feet.

Scale of Elevations.
10 5 0 10 20 30 feet.

DESIGN FOR SMALL TERRACE HOUSES.

DESIGN No. 41.

SMALL TERRACE HOUSES.

Estimated Cost of each House, two hundred pounds.

These Houses are supposed to have a flat roof, the walls throughout, with the roof and floors, are to be of Portland Cement Concrete, the staircase, doors, windows, &c., of the usual description of European fir, the roof of the outhouses of fir, and the hearths and doorsills of York stone.

The whole of the Front Elevation is to be stuccoed, and the windowheads to be of Portland Cement.

The accommodation on the GROUND FLOOR, 9 ft. 0 in. high, is as follows:—

a Sitting-room 12 ft. 0 in. by 11 ft. 6 in.
b Kitchen 11 ft. 6 in. by 10 ft. 0 in.
c Entrance Passage and Staircase.
d Closet under Staircase.
e Pantry.
f Scullery 8 ft. 0 in. by 6 ft. 0 in., with copper and sink.
g Water-closet.

The FIRST FLOOR, 8 ft. 6 in. high, contains:—

a Sitting-room or Drawing-room 16 ft. 0 in. by 11 ft. 6 in.
b Bed-room 11 ft. 6 in. by 10 ft. 0 in.
c Landing and Staircase.

The SECOND FLOOR, 8 ft. 0 in. high, contains:—

a Bed-room 16 ft. 0 in. by 11 ft. 6 in.
b Ditto 11 ft. 6 in. by 10 ft 0 in.
c Landing and Staircase.

The staircase continues upwards to the roof, to which access is obtained by means of a trapdoor, the flues are all circular, and are gathered into one large flue on the roof, and the rain water pipes are formed in the concrete walls.

Small ornamental balconies of Cast Iron are provided to the front windows on the First Floor.

DESIGN No. 42.

TERRACE OF COTTAGES.

Estimated Cost of the Terrace, five hundred pounds.

The Plate contains a Front Elevation and Plans of a Design for the smallest class of Terrace Houses, having six rooms only, including the Scullery. The walls throughout are to be of Portland Cement Concrete, the hearths and doorsills of York or Harehill Stone, the floors, roofs, doors, windows, and staircase of wood of the usual description and quality, the roof to be covered with Countess slates, and the windows to be glazed with sheet glass.

The GROUND FLOOR, 9 ft. 0 in. in height, contains:—

a. a Sitting-room 14 ft. 0 in. by 11 ft. 6 in. in the end houses and 11 ft. 6 in. by 11 ft. 0 in. in the middle houses.

b. b Kitchen 11 ft. 0 in. by 9 ft. 6 in. in the end houses, and 10 ft. 0 in. by 9 ft. 6 in. in the middle houses.

c. c Entrance Passage and Staircase.

d. d Scullery 8 ft. 0 in. by 6 ft. 6 in., with sink and copper.

e. e Water-closet.

The CHAMBER FLOOR, 8 ft. 0 in. high, contains:—

a. a Bed-rooms 14 ft. 0 in. by 11 ft. 6 in.

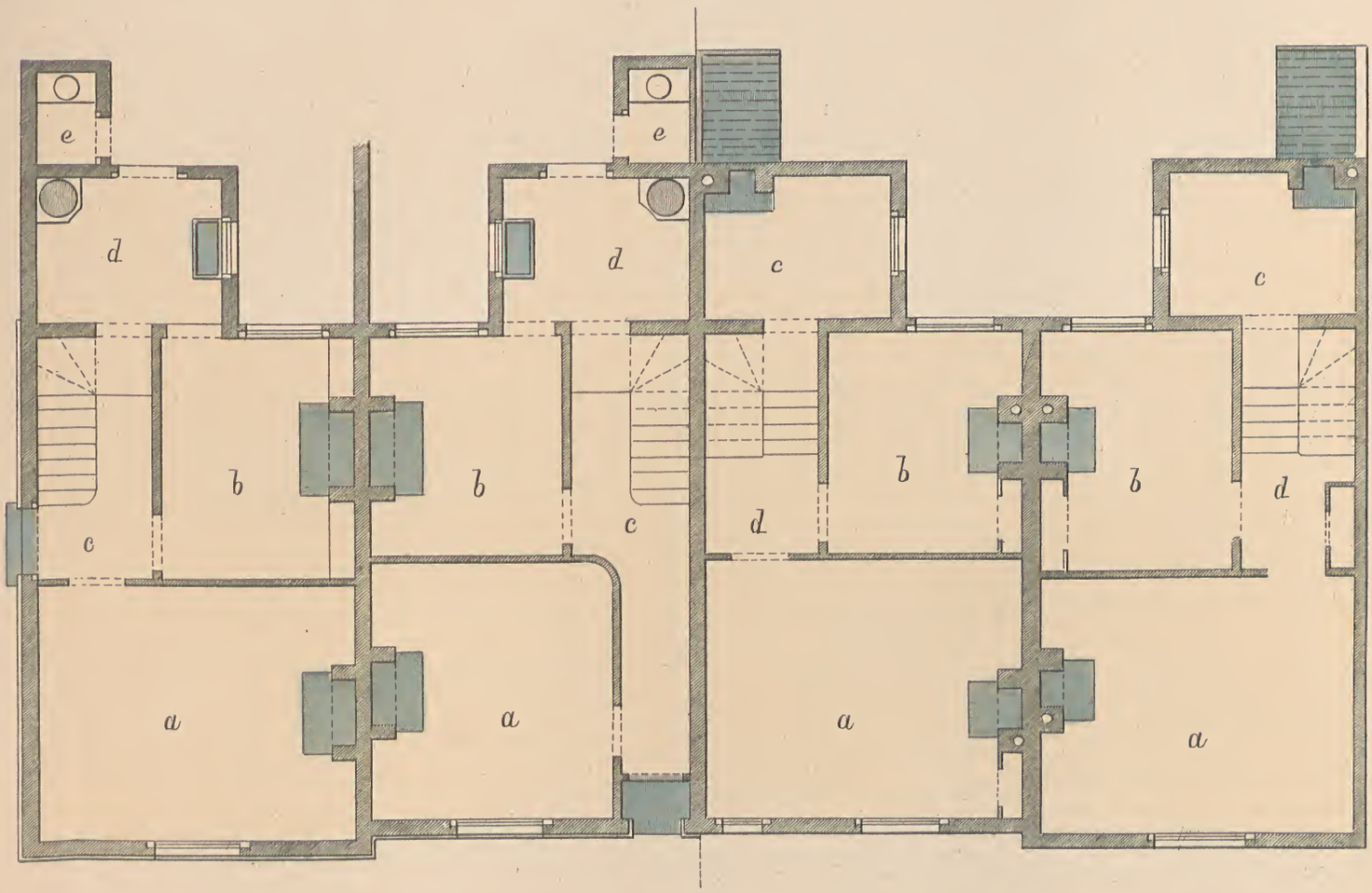
b. b Ditto over the kitchens, and of the same dimensions.

c. c Ditto 8 ft. 0 in. by 6 ft. 6 in. and 7 ft. in height.

d. d Landing and Staircase.

These houses are suitable for mechanics, and could be profitably let at a rental of fifteen pounds per annum, including the ground rent.

Front Elevation.

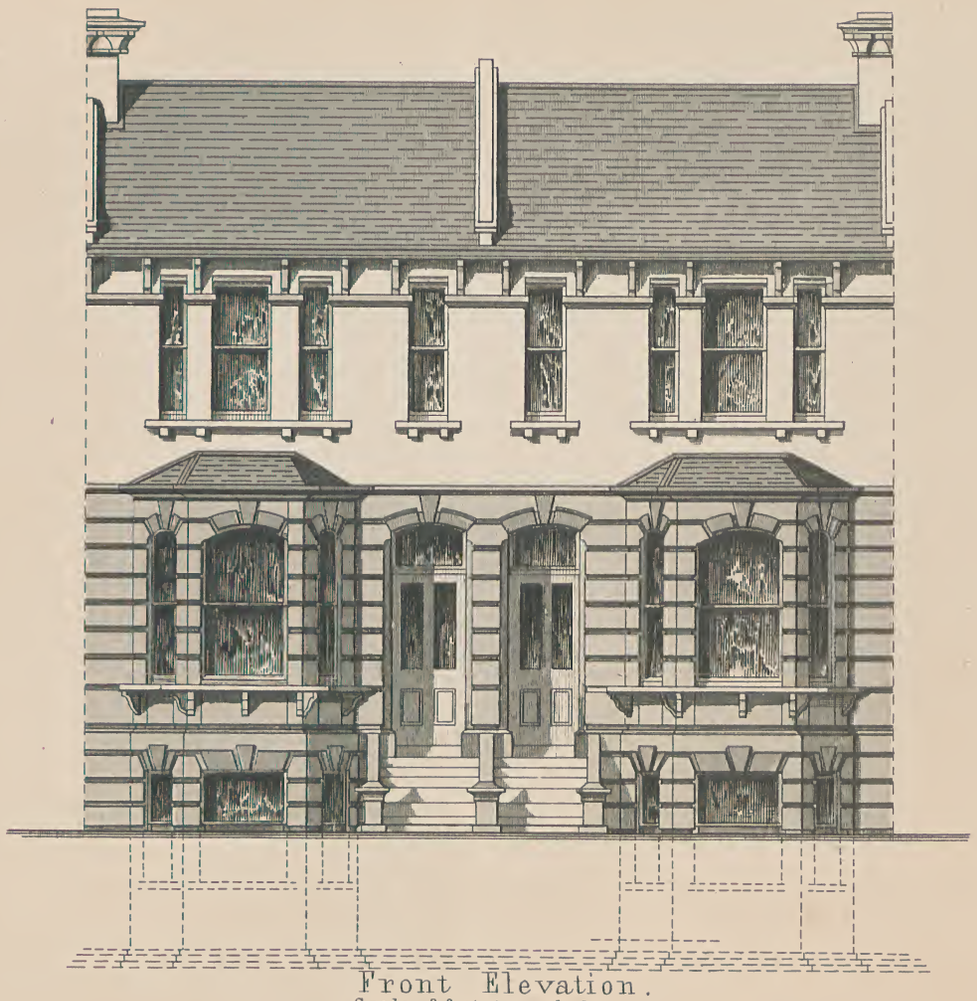


Ground Plan. Chamber Plan.

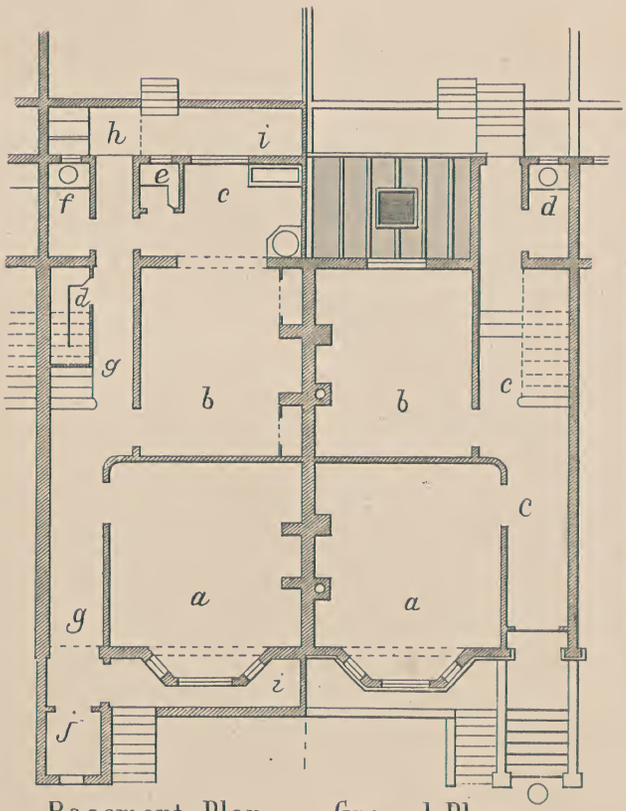
Scale fo 1 0 3 6 10 20 feet.

Shaw & Lockinton, Arch^ts & Surv^rs

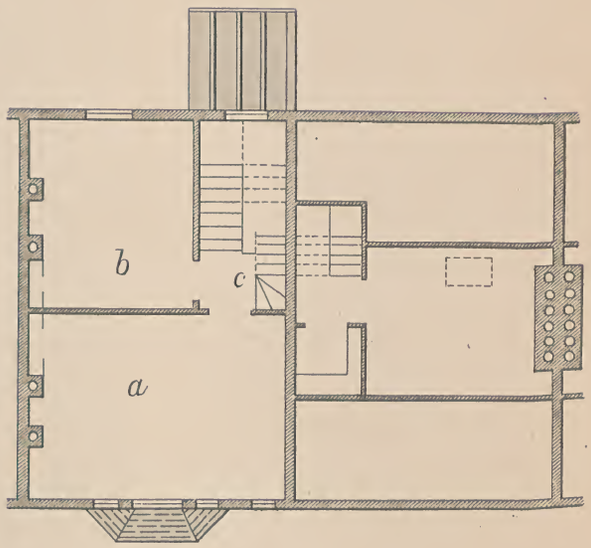
TERRACE OF COTTAGES.



Front Elevation.
Scale 8 feet to an Inch.



Basement Plan. Ground Plan.



Chamber Plan. Attic Plan.

Scale fo 10 5 0 10 20 30 40 feet.

Shaw & Lockington, Arch.ts & Surv.rs.

SMALL TERRACE HOUSES.

DESIGN No. 43.

SMALL TERRACE HOUSES.

Estimated Cost of each House, two hundred and seventy pounds.

On this Plate are given the Front Elevation and Plans of the various floors of a small Terrace House containing six principal rooms, besides scullery, water-closet, attic bedroom and sundry closets. The material of the walls is Portland Cement Concrete, the steps to the front door, the hearths, doorsills, windowsills, and landings are of stone, the steps to basement are to have stone treads and concrete risers; the roofs, floors, doors, windows, and staircase are to be of wood, and all fittings to be of the quality and description usual in houses of this class.

The accommodation is as follows:—

On the BASEMENT, 7 ft. 9 in. in height:—

a Breakfast-room 12 ft. 0 in. by 11 ft. 6 in., exclusive of bay-window.
b Kitchen 11 ft. 6 in. by 10 ft. 0 in.
c Scullery 7 ft. 0 in. by 6 ft. 0 in.
d China-closet under the staircase.
e Pantry 3 ft. square.
f Water-closet.
g.g Passage.
h Dust-bin.
i.i Areas.
j Coal-cellar.

On the GROUND FLOOR, 10 ft. 3 in. in height:

a Drawing-room 12 ft. 0 in. by 11 ft. 0 in., exclusive of the bay-window.
b Dining-room 11 ft. 6 in. by 10 ft. 0 in.
c Entrance Passage and Staircase.
d Water-closet.

On the FIRST FLOOR, 9 ft. 6 in. in height:—

a Bed-room 12 ft. 0 in. by 11 ft. 6 in.
b Ditto 11 ft. 6 in. by 10 ft. 0 in.
c Staircase, with small flight of stairs leading to the Attic Floor, which is lighted by a skylight in the situation dotted on the plan, and contains a bed-room 12 ft. 0 in. by 9 ft. 6 in., and a large closet for linen or lumber.

DESIGN No. 44.

EIGHT ROOMED TERRACE HOUSES.

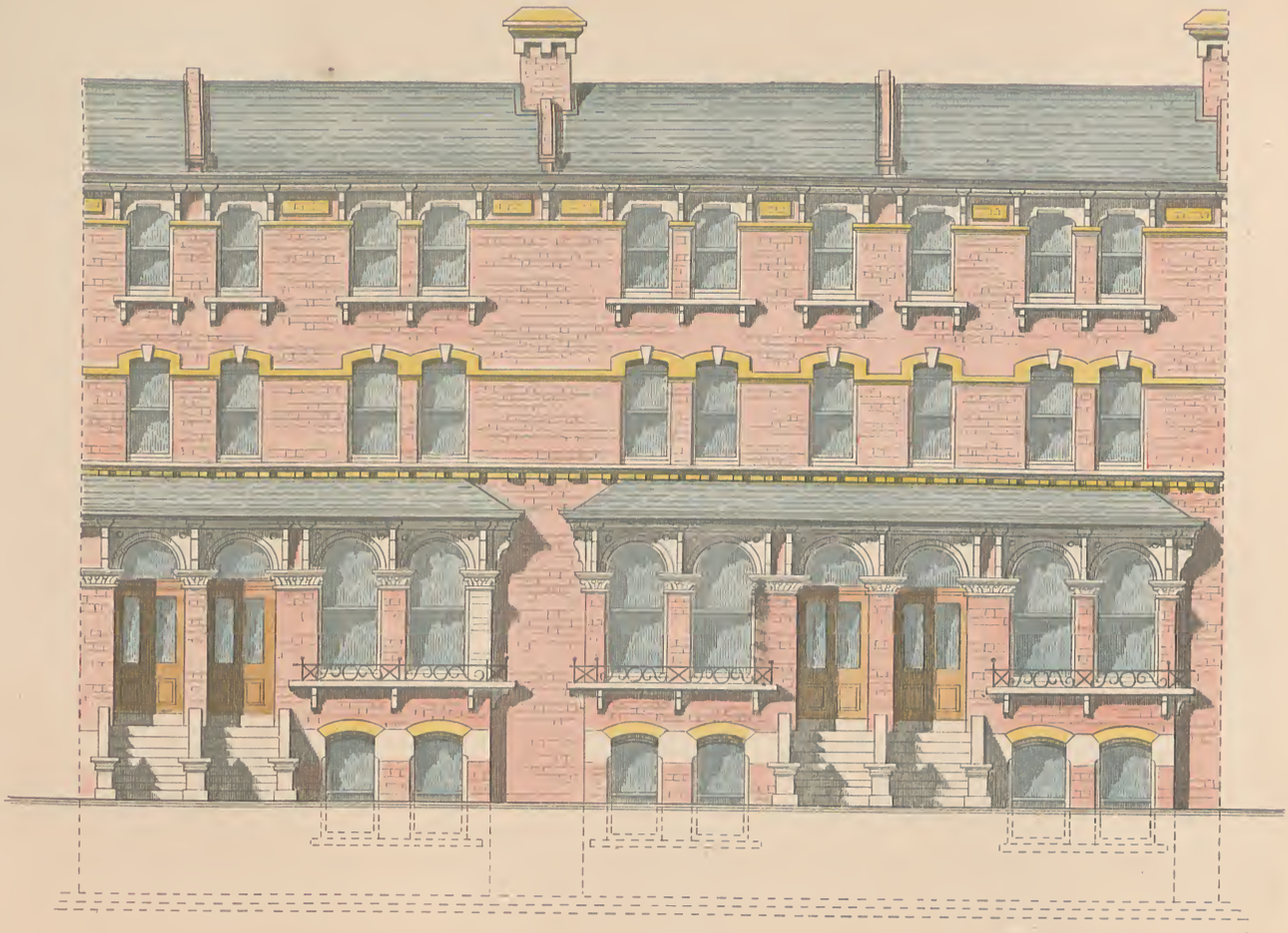
These houses are designed for plots of land having a frontage of eighteen feet, and are intended to be built in the form of a terrace of eight or ten houses, the end ones varied, if thought advisable, by having the entrance at the side, so as to give the whole width of the house to the front room. The materials are stock bricks, with facing of red bricks in front, the arches and stringcourses are of malm bricks and the bay-windows, trusses, heads of windows in upper story, &c., are of Bath stone or any other cheap freestone. The plan, as regards the principal rooms, is that which must be adopted in all terrace houses with rooms on one side only of the passage, but the waterclosets, pantry, &c., have been so placed as to obtain abundance of fresh air and ventilation; the uncleanly method, often adopted by builders, of placing the pantry next the water-closet, having been studiously avoided.

The accommodation on the BASEMENT FLOOR 8 ft. 6 in. in height, is as follows:—

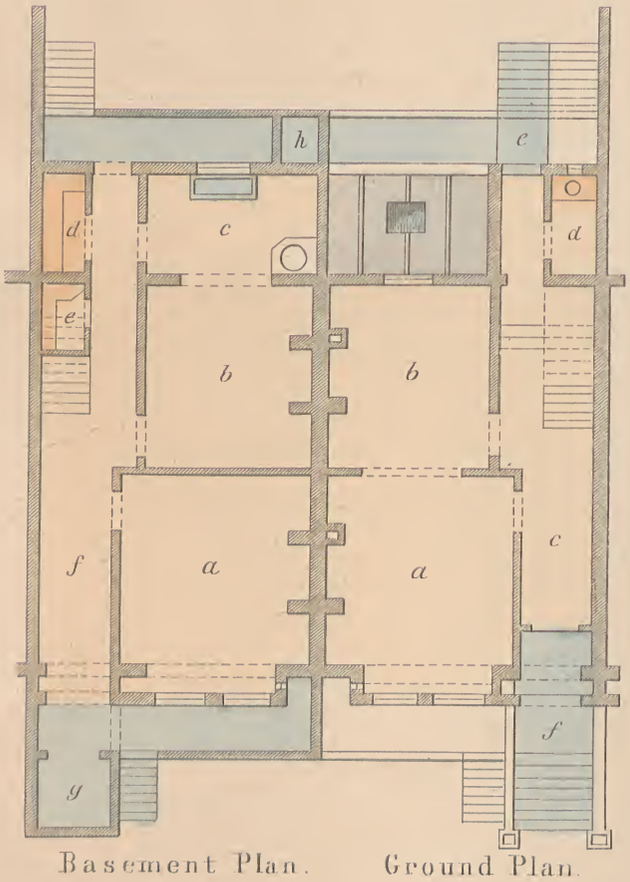
a Breakfast-room 12 ft. 6 in. by 12 ft. 0 in., exclusive of bay-window.
b Kitchen 12 ft. 0 in. by 10 ft. 6 in., lighted by window above scullery roof and by a glass folding door leading to scullery.
c Scullery with sink and copper.
d Pantry.
e China-closet.
f Hall or Passage.
g Coal-cellar.
h Dust bin.

The GROUND FLOOR, 10 ft. 0 in. in height, contains:—

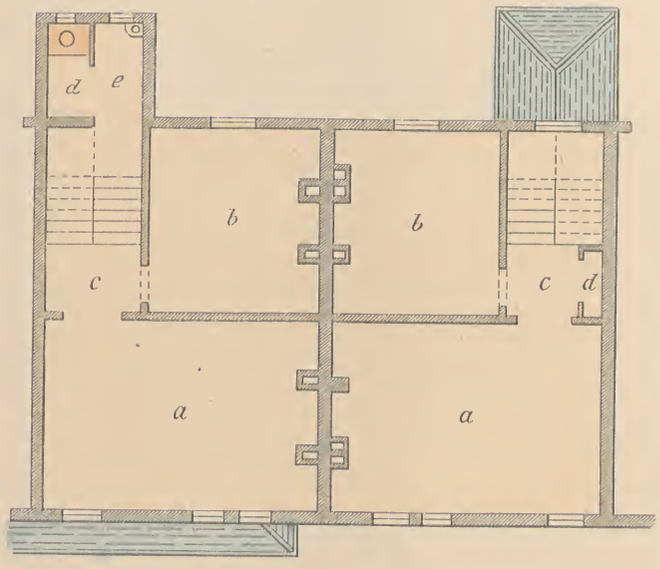
a Drawing-room 12 ft. 6 in. by 12 ft. 0 in., exclusive of bay.
b Dining-room 10 ft. 6 in. by 12 ft. 0 in. communicating with drawing room by folding door.
c Hall or passage.
d Water-closet.
e Steps unto garden.
f Ditto to front entrance.



Front Elevation.



Basement Plan. Ground Plan.



First Floor Plan. Second Floor Plan.

Scale of Plans.

10 5 0 10 20 30 feet.

Scale of Elevation.

10 5 0 10 20 30 feet.

Thomas & Lockington, Archts Surveyors

EIGHT ROOMED TERRACE HOUSES.

On the FIRST FLOOR, 8 ft. 6 in. high, contains:—

a Best bed-room, which can be used as a drawing-room 17 ft. 3 in. by 12 ft. 0 in.

b Bed-room 12 ft. 0 in. by 10 ft. 9 in.

c Landing and Staircase.

d Water-closet.

e Lobby with lavatory in angle.

The SECOND FLOOR, 7 ft. 9 in. high, contains:—

a and *b* Bed-rooms of the same size as those on first floor.

c Landing.

d Linen-closet.

The character of the elevation is given by the square bay-windows, with circular-headed apertures divided by small columns, and by the recessed doorways surrounded by arches of moulded brick.

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